

## \$499,000 - 3869 Chrustawka Place, Edmonton

MLS® #E4431190

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 3869 Chrustawka Place SW, a newly built 3-bedroom, 2.5-bath home offering almost 1800 sq ft of thoughtfully designed living space in the desirable community of Chappelle Gardens. The spacious living area is perfect for both relaxation and entertaining, with large windows that bring in abundant natural light. The kitchen is a chef's dream with extended kitchen island with seating, upgraded stainless steel appliances, spacious kitchen pantry. Upstairs, enjoy a roomy bonus area, two large bedrooms, and two 3-piece bathrooms, including one with a standing shower and the Primary ensuite featuring a soaker tub and Huge Walk in Closet. Fully finished backyard is ideal for outdoor entertaining. The property also includes an oversized single attached garage and a side entrance for future basement development. Enjoy access to community parks, walking trails, and year-round amenities!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431190  |
| Price      | \$499,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,750         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3869 Chrustawka Place |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5B2               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft.                              |
| Parking   | Front Drive Access, Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Picnic Area, Schools, Shopping Nearby, Private Park Access |
| Roof              | See Remarks   |
| Construction      | Wood, Vinyl   |
| Foundation        | See Remarks   |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Donald R. Getty School     |
| Middle     | St. Thomas Aquinas Element |
| High       | Dr. Anne Anderson High Sch |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |
| HOA Fees       | 360              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 28th, 2025 at 9:32pm MDT