

## **\$575,000 - 951 Chahley Crescent, Edmonton**

MLS® #E4439419

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Rare opportunity to own a BI-LEVEL in the sought after community of Cameron Heights. The main level you is a bright airy open concept kitchen w/ maple cabinetry, granite, stainless steel appliances & ceramic tile floors. Off the kitchen is the dining area that opens out to the 2-tiered deck, excellent for indoor/outdoor entertaining. The living room features vaulted ceilings, hardwood floors & a stone facing gas fireplace. The main level also has 2 beds & a 4-pce bath. Head up the short staircase to the private primary bedroom vaulted ceilings w/ large walk in closet & 4-pce ensuite. The finished basement offers another large entertaining area w/ a family room, wet bar w/ granite countertops & a large rec space. Downstairs features another bedroom, 4-pce bath, laundry space & ample storage. AIR CONDITIONING & a HEATED/OVERSIZED GARAGE is another bonus! Last but not least is the beautifully landscaped backyard w/ a stone patio/fire pit feature.

Built in 2006

### **Essential Information**

MLS® # E4439419

Price \$575,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	951 Chahley Crescent
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C8

### Amenities

Amenities	Air Conditioner, Bar, Deck, Fire Pit, Vaulted Ceiling, Wet Bar
Parking	Double Garage Attached, Front Drive Access, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Michael A. Kostek School
Middle	S. Bruce Smith School
High	Jasper Place School

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 12:32am MDT