

\$467,900 - 3456 Cutler Crescent, Edmonton

MLS® #E4462143

\$467,900

2 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful 1,550 sq ft two-storey home with functional layout and thoughtful features throughout. The main floor offers a living room with gas fireplace, spacious kitchen and dining area, 2-piece bath at the back entrance, and a walk-in closet at the front entry. Upstairs features new carpet, two bedrooms, a small bonus room that could be converted into a third bedroom, and a full bathroom with tub/shower combo, toilet, sink, and shelving. The primary suite includes a walk-in closet with organizer, ensuite with dual sinks, stand-up glass shower, and jetted tub. Basement is unfinished but insulated, with laundry and shelving for storage. Other features include central A/C (installed 3 years ago), deck with built-in BBQ area, plumbed gas line for BBQ and heater, and sunken gas fire table with seating. Detached garage with gas line and back alley access. Landscaped front and back yards with front patio.

Built in 2014

Essential Information

MLS® #	E4462143
Price	\$467,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3456 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B3

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	440
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 October 26th, 2025 at 4:47am MDT