

Courtesy Of Andy T Huynh Of Exp Realty

## \$619,989 - 1112 Cristall Crescent, Edmonton

MLS® #E4423954

**\$619,989**

3 Bedroom, 2.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to the beautiful community of Chappelle Gardens! This 2108 Sq Ft "Aviator" model home is built by Daytona Home and is ready for Fall possession. This home comes equipped with 3 Beds + 2.5 Baths with rear entry access to the basement which offers you the potential for a future income suite. If having an open floor plan, spacious kitchen with ample cabinetry and walk-in pantry, and two-tier dining and living room experience is what you and your family is after, then this is definitely the home for you! Upstairs you will be immediately greeted with an abundance of large windows, a designated bonus room designed for perfect TV and entertainment placement, and the master bedroom with your very own ensuite with his and her sinks, and a large walk-in closet. Rooms 2 and 3 are both spacious and accomodating! \*Photos taken from another home that is the same model. Actual colors and upgrades may vary.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423954  |
| Price      | \$619,989 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,108                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1112 Cristall Crescent |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z1                |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 4th, 2025 |
|-------------|-----------------|

Days on Market     60  
Zoning                Zone 55  
HOA Fees Freq.     Annually

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