

## \$619,900 - 8438 Cushing Court, Edmonton

MLS® #E4439846

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Get Inspired in Chappelle! Welcome to this stunning single family home with a LEGAL SUITE, SEPERATE ENTRANCE and A/C located in the heart of Chappelle. This is an incredible opportunity for families or investors looking for space, comfort, and income potential. Step inside to a bright open concept layout featuring a spacious kitchen with modern cabinetry, stainless steel appliances and a large eat-in island perfect for casual dining or entertaining. The living and dining areas offer a welcoming space filled with natural light. Upstairs you will find a generous bonus room, a luxurious primary bedroom with a five piece ensuite and walk in closet, two more large bedrooms, a four piece bathroom and upstairs laundry. The basement features a legal one bedroom suite with in-suite laundry. Enjoy a large backyard with a deck, mature trees and a double attached garage. You will love the convenience of being close to parks, schools, shopping, transit and quick access to the airport. Fantastic Opportunity!

Built in 2016

### Essential Information

MLS® # E4439846

Price \$619,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8438 Cushing Court
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L3

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No

	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	80
Zoning	Zone 55

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 August 21st, 2025 at 9:02am MDT