

## \$563,995 - 3884 Chru Place, Edmonton

MLS® #E4439294

**\$563,995**

3 Bedroom, 2.50 Bathroom, 1,854 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this Beautiful House located in Chappelle Gardens in Edmonton, AB. This house boasts about 1860sqft according to builder measurements with spacious 3 bedrooms, 2.5 bathroom and bonus room in almost brand new condition with a SIDE ENTRY for future basement development. Upon entry on the Main Floor you will find a beautiful kitchen with UPTO CEILING CABINETS with BUILT-IN MICROWAVE and UPGRADED APPLIANCES with a WALK-IN PANTRY. Main floor also has 2 pc- Bath, spacious dining and living room. House also has Double Attached Garage. LANDSCAPING and FENCING were just done in August 2023. Property comes with a SIDE ENTRY to the basement which the new home owner can build in the future for revenue or personal purposes. House is conveniently located close to schools, grocery stores, ponds, walking trails, highways, restaurants and shopping. It is a must see property...!!

Built in 2022

### Essential Information

MLS® #	E4439294
Price	\$563,995
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3884 Chru Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	35
Zoning	Zone 55
HOA Fees	450
HOA Fees Freq.	Annually

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