

## **\$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	17
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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