

## \$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 | 19             |
| Zoning         | Zone 55        |
| HOA Fees       | 450            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 7:32pm MDT