

## \$434,980 - 8579 Cushing Place, Edmonton

MLS® #E4447397

**\$434,980**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

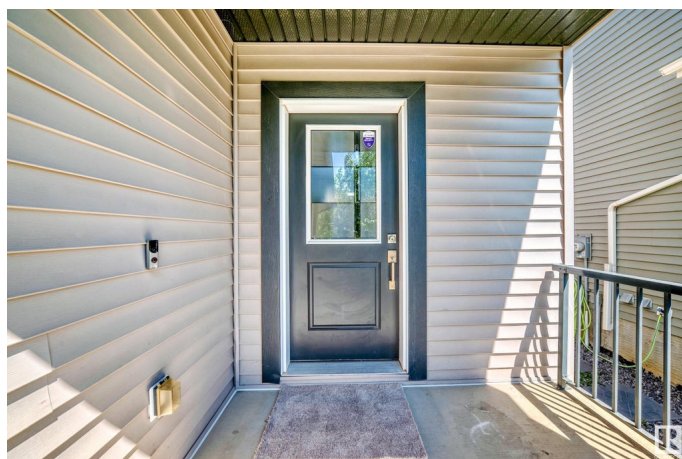
Chappelle Area, Edmonton, AB

Nested in the vibrant community of Chappelle is this immaculate original owner gem with SIDE ENTRY to the basement. This neatly used 3 bedroom, 2.5 bath home comes with a single attached car garage, deck and massive private yard. The main floor offers an open concept living area to enjoy time with family and friends. Walk through the dinning to the massive kitchen and a powder room to finish the main floor. The second floor comes with a spacious primary bedroom with an ensuite 4 piece bathroom and a walk-in closet. The floor is completed with two other bedrooms, a second floor laundry, bonus room and a full bathroom. The basement with Side Entry for potential Legal suite awaits your creativity

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447397  |
| Price          | \$434,980 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,475     |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8579 Cushing Place |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3R4            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 33              |
| 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 13th, 2025 at 3:02am MDT