

# \$539,900 - 1255 Cristall Way, Edmonton

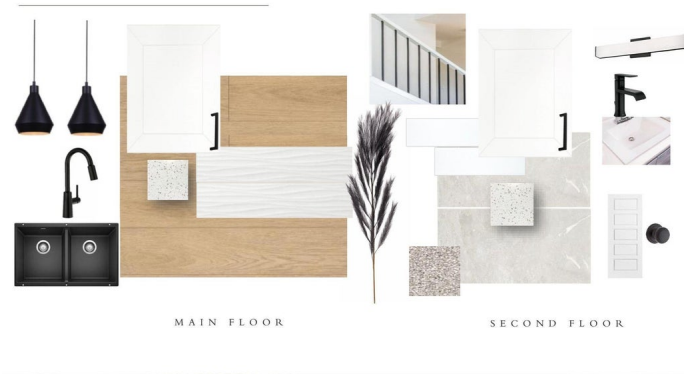
MLS® #E4441806

## \$539,900

3 Bedroom, 2.50 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Step into style and versatility at 1255 Cristall Way SW! This Corner lot Tiguan model by Daytona Homes offers 1,707 sq ft of thoughtfully designed living space. Featuring 3 bedrooms, 2.5 baths, this home is perfect for first time home buyers or someone who is looking for more space and an upgrade. The 9'™ foundation and massive 60" x 60" basement window flood the lower level with natural light, ready for your future vision™with a powerful 150 amp panel already in place. The main floor kitchen includes another spice kitchen, which is ideal for modern living and cooking all your favourite home cooked meals. Whether you're hosting family gatherings or planning for the future, this home delivers the space, upgrades, and bold design today's buyers crave. To top it off with a cherry, a separate side entrance is also included for a potential future legal suite. Welcome to your next chapter in Chappelle! July and August possession promotion includes a garage included! \*Promotion is subject to change.



Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441806  |
| Price  | \$539,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1255 Cristall Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2Z1           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| 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                June 11th, 2025  
Days on Market        6  
Zoning                    Zone 55  
HOA Fees Freq.        Annually

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