

# \$614,900 - 1113 Cristall Crescent, Edmonton

MLS® #E4455403

## \$614,900

3 Bedroom, 2.50 Bathroom, 2,116 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 1113 Cristall Crescent SW where thoughtful design meets modern living in the heart of Chappelle. Nestled on a desirable corner lot, this 2116 sq ft home offers 3 spacious bedrooms, a central bonus room, and a double attached garage. The dropped great room creates a striking focal point enhanced by full glass railings. Downstairs you will find an unspoiled basement with expansive 60" x 36" basement windows that flood the space with natural light. Want extra income or just additional living space? This home is perfect for future development or income potential because of the already equipped rear separate entrance and upgraded 150 amp panel which provides additional flexibility and peace of mind. Whether entertaining or enjoying quiet evenings, this home blends functionality with style in every detail. A rare opportunity to own a home that stands out in every aspect! Welcome to Chappelle! Your dream home awaits.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455403  |
| Price    | \$614,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,116                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1113 Cristall Crescent |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z1                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| 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 August 29th, 2025

Days on Market 3

Zoning Zone 55

HOA Fees Freq. Annually

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