

## \$579,000 - 8452 Cushing Court, Edmonton

MLS® #E4422435

**\$579,000**

3 Bedroom, 2.50 Bathroom, 1,855 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Discover exceptional value in Chappelle's vibrant community! This 1855 sq. ft. two-storey home offers modern comfort and style. A vaulted entry welcomes you to an impressive kitchen featuring an oversized corner pantry, ceiling-height cabinetry with soft-close drawers, and glass-accented upper cabinets crowned with elegant molding. Quartz countertops and undermount sinks grace the kitchen and bathrooms. The main floor boasts 9-ft ceilings, showcasing a spacious family room with a sleek gas fireplace flanked by custom built-ins. Upstairs, find a central bonus room, convenient laundry, and a luxurious master suite with tray ceiling and lavish ensuite, complete with dual sinks, separate shower, and soaker tub. Two additional bedrooms complete the upper level. Enjoy side entry to the partially finished basement, landscaping, back deck, and attached double garage. This turnkey home in desirable Chappelle awaits â€“ move in and start living!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422435  |
| Price     | \$579,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,855                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8452 Cushing Court |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3L3            |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Cross Fenced, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 151                 |
| Zoning         | Zone 55             |

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Listing information last updated on July 22nd, 2025 at 1:17pm MDT