

Courtesy Of Christina A Reid Of Century 21 Leading

## \$494,343 - 1218 Cristall Way, Edmonton

MLS® #E4453884

**\$494,343**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

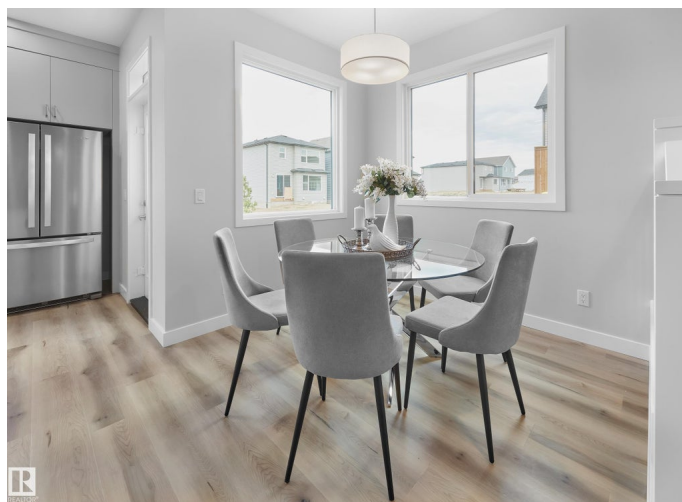
Chappelle Area, Edmonton, AB

Looking for a DOUBLE FRONT ATTACHED GARAGE DUPLEX with a WEST FACING YARD? The Birch is our 1587 sq.ft. 3 bedroom (+ den) home located in Edmonton's award winning community of Chappelle Gardens, just a short distance from Garth Worthington (K-9 school). This spacious plan includes a beautifully bright kitchen with lots of windows. We've equipped the kitchen with 3CM quartz, a kitchen island, a chimney hoodfan, electric range, built in microwave, french door fridge with internal ice/water dispenser and dishwasher. There is a DEN, perfect for an office space, and the living room features a fireplace. We've also included a SIDE ENTRY and 9FT BASEMENT FOUNDATION WALLS, perfect for future basement legal suite. Upstairs, all 3 bedrooms and the BONUS room are spacious. On the front exterior of the home, we have included a PERMANENT CHRISTMAS LIGHTS package. Please note: Photographs are of show home.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453884  |
| Price     | \$494,343 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,587         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1218 Cristall Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 5S5           |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                             |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Insert                                                                                           |
| Stories           | 2                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | GARTH WORTHINGTON K-9  |
| Middle     | St. Thomas Aquinas K-9 |
| High       | DR. ANNE ANDERSON      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 55           |
| HOA Fees       | 426               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 19th, 2025 at 11:47pm MDT