

Courtesy Of Madison Brown and DeeAnn L Hotte Of KIC Realty

## **\$625,000 - 2335 Cassidy Way, Edmonton**

MLS® #E4432005

**\$625,000**

6 Bedroom, 3.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully crafted home in the heart of Chappelle Gardens, offering over 2,200 sq ft of thoughtfully designed living space. The main floor features 9 ft ceilings and a bright, open-concept layout that seamlessly connects the modern kitchen, dining area, and spacious living room with a cozy gas fireplace. A front den provides a perfect space for a home office, study, or playroom. Upstairs, youâ€™ll find four generously sized bedrooms, including a large primary suite, along with a versatile bonus room ideal for family lounging or movie nights. The partly finished basement includes two additional bedrooms and offers future potential for a rec room, gym, or guest area. Additional highlights include central air conditioning, a front-attached garage, and a large backyardâ€”perfect for entertaining or relaxing outdoors. Located in a vibrant, family-friendly community known for its parks, playgrounds, and scenic trails, this home blends space, comfort, and lifestyle in one exceptional package.

Built in 2017

### **Essential Information**

MLS® # E4432005

Price \$625,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2335 Cassidy Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, See Remarks
Parking	Double Garage Attached, Front Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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