

## **\$575,000 - 951 Chahley Crescent, Edmonton**

MLS® #E4439419

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Rare opportunity to own a BI-LEVEL in the sought after community of Cameron Heights. The main level you is a bright airy open concept kitchen w/ maple cabinetry, granite, stainless steel appliances & ceramic tile floors. Off the kitchen is the dining area that opens out to the 2-tiered deck, excellent for indoor/outdoor entertaining. The living room features vaulted ceilings, hardwood floors & a stone facing gas fireplace. The main level also has 2 beds & a 4-pce bath. Head up the short staircase to the private primary bedroom vaulted ceilings w/ large walk in closet & 4-pce ensuite. The finished basement offers another large entertaining area w/ a family room, wet bar w/ granite countertops & a large rec space. Downstairs features another bedroom, 4-pce bath, laundry space & ample storage. AIR CONDITIONING & a HEATED/OVERSIZED GARAGE is another bonus! Last but not least is the beautifully landscaped backyard w/ a stone patio/fire pit feature.

Built in 2006

### **Essential Information**

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Price \$575,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,378                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 951 Chahley Crescent       |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0C8                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Bar, Deck, Fire Pit, Vaulted Ceiling, Wet Bar |
| Parking   | Double Garage Attached, Front Drive Access, Over Sized         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Treed Lot |
| Roof              | Asphalt Shingles  |

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

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Michael A. Kostek School |
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place School      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 20        |
| HOA Fees       | 240            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 19th, 2025 at 8:32pm MDT