

## \$750,000 - 5776 Cautley Crescent, Edmonton

MLS® #E4436253

**\$750,000**

4 Bedroom, 3.50 Bathroom, 1,652 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

You know that feeling when something just clicks? Like, this home was meant for you? THIS ONE HAS IT ALL! 1,652 ft.Â², 4 beds, 3.5 baths, den, A/C, fully finished bsmnt + double detached garage, on a PIE LOT! Main floor is bright & open with big windows, vinyl plank flooring+electric fireplace adds the perfect touch of warmth! Main floor den-perfect for a home office, playroom, or quiet reading nook. Gorgeous kitchen with GRANITE countertops, lots of counter/cabinet space. STAINLESS STEEL appliances + huge walk-in pantry. Upstairs is a spacious primary with 5-pc ENSUITE with luxurious SOAKER TUB & WALK-IN CLOSET! Two more great-sized bedrooms, full bath & conveniently located laundry. Downstairs is professionally finished with a FAMILY ROOM, full bath & oversized bedroomâ€™perfect for guests or movie nights! BONUS: LEGAL GARAGE SUITE: 686 ft.Â² comes FULLY FURNISHED with 1 bed+1 bath+2 parking stalls. Ideal for extra income, extended family or private guest space! Close to 41 Ave, EIA, Costco, Amazon & more!

Built in 2021

### Essential Information

MLS® # E4436253

Price \$750,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5776 Cautley Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4X8

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donald Getty School
Middle	Donald Getty/Garth Worthin
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	6
Zoning	Zone 55

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Listing information last updated on May 19th, 2025 at 5:32am MDT