

Courtesy Of Christina A Reid Of Century 21 Leading

\$507,993 - 1218 Cristall Way, Edmonton

MLS® #E4453884

\$507,993

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

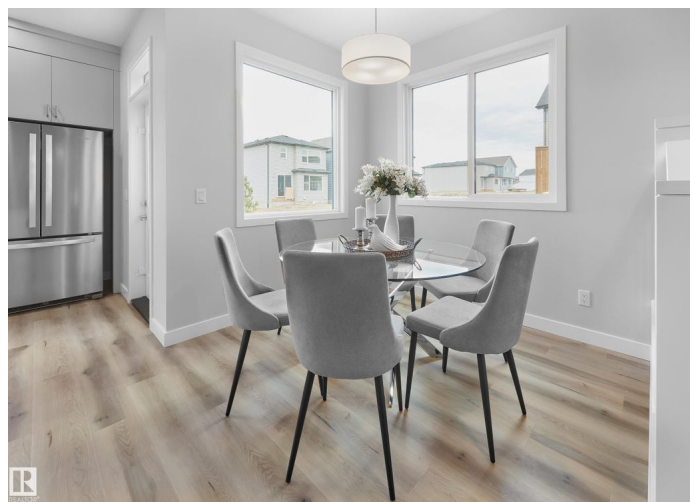
*REAR DECK AND LANDSCAPING

PROMOTION* 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	\$507,993
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., Deck, 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
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Exterior Features	Airport Nearby, Golf Nearby, 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	8
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on August 28th, 2025 at 9:31am MDT