

## **\$687,000 - 5730 Cautley Crescent, Edmonton**

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MLS® #E4425504

**\$687,000**

5 Bedroom, 3.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Everything done up for you! Legal basement suite with lease, under property management at \$1400/mo. to expire on 6/30/2025 - a great mortgage helper or perfect for multi-generational families. Landscaping all done with a low maintenance design. An oversized deck perfect for outdoor entertaining, backs onto a trail. Open concept layout. The upgraded kitchen boasts with plenty of cabinets, a chimney hood fan, a gas line and SMART kitchen appliances. Total of 5 bedrooms + a den. The primary bedroom has a 5-piece ensuite. Three other bedrooms along with the laundry room and a 4-piece bath complete the second floor. The 5th bedroom, the 3rd full bathroom, the 2nd kitchen (with stove, microwave, refrigerator, dishwasher) and the 2nd washer-dryer units are at the 9-foot ceiling basement legal suite. There isn't anything else to be done for this house. Everything has been completed from the basement up, inside and out. You are the only missing piece to call this house a home. Own it now!

Built in 2021

### **Essential Information**

MLS® # E4425504

Price \$687,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5730 Cautley Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4X9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Vinyl Windows, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	67
Zoning	Zone 55

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Listing information last updated on May 19th, 2025 at 3:17pm MDT