

## \$449,800 - 8579 Cushing Place, Edmonton

MLS® #E4428334

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nested in the vibrant community of Chappelle is this immaculate original owner gem with SIDE ENTRY to the basement. This neatly used 3 bedroom, 2.5 bath home comes with a single attached car garage, deck and massive private yard. The main floor offers an open concept living area to enjoy time with family and friends. Walk through the dinning to the massive kitchen and a powder room to finish the main floor. The second floor comes with a spacious primary bedroom with an ensuite 4 piece bathroom and a walk-in closet. The floor is completed with two other bedrooms, a second floor laundry, bonus room and a full bathroom. The basement with Side Entry for potential Legal suite awaits your creativity

Built in 2016

### Essential Information

MLS® #	E4428334
Price	\$449,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2016



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8579 Cushing Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R4

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 31st, 2025
Days on Market	75
Zoning	Zone 55

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Listing information last updated on June 14th, 2025 at 12:47pm MDT