

## **\$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 | 96               |
| Zoning         | Zone 55          |

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Listing information last updated on June 17th, 2025 at 6:32am MDT