

# \$649,000 - 5140 Cawsey Bend, Edmonton

MLS® #E4463351

## \$649,000

5 Bedroom, 4.00 Bathroom, 2,371 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB



Experience exceptional livability in this beautifully crafted 2,295 sq. ft. Craftsman home designed for growing families and modern lifestyles. The inviting foyer welcomes you into an open main floor featuring a spacious great room with a 60" electric fireplace, a substantial island in the kitchen, and a spice kitchen with a walk-in pantry—perfect for effortless entertaining. A main floor bedroom and full bath add versatility for guests. Upstairs, a central bonus room provides a comfortable retreat surrounded by four bedrooms, including a luxurious primary bedroom with a 5-piece ensuite and walk-in closet. Bedroom #2 offers its own private ensuite and walk-in closet, ideal for teens or visitors, while the spacious laundry room adds everyday convenience. With a separate side entrance and 9' foundation, this home blends style, functionality, and family-friendly comfort in every detail. Photos are representative.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463351  |
| Price      | \$649,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,371                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5140 Cawsey Bend |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4A7          |

### **Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Closet Organizers, Club House, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Attached                                         |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 55            |
| HOA Fees       | 425                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 3rd, 2025 at 6:47pm MST