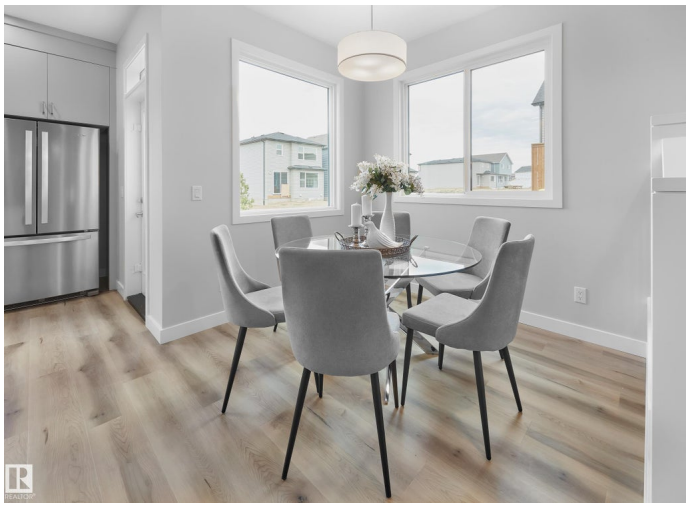
Courtesy Of Christina A Reid Of Century 21 Leading

$490,144 - 1218 Cristall Way, Edmonton

MLS® #E4453884

$490,144
3 Bedroom, 2.50 Bathroom, 1,587 sqft
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB



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 Edmontonâ€™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	$490,144
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., 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
Exterior Features	Airport Nearby, Golf Nearby, Partially 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	56
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on October 15th, 2025 at 2:17am MDT