

## \$469,000 - 1806 Carruthers Lane, Edmonton

MLS® #E4435076

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,545 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

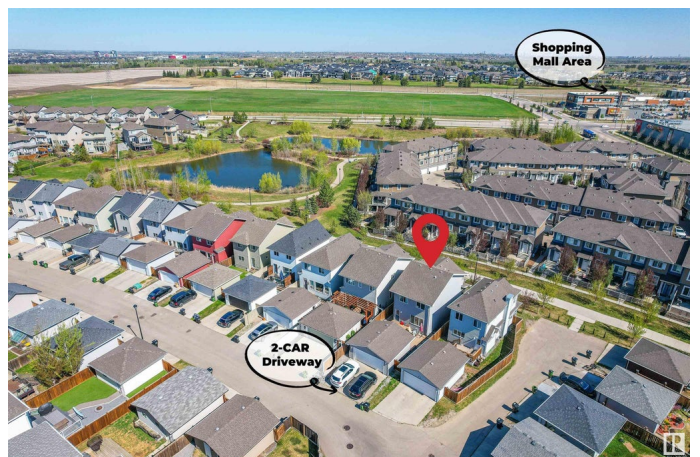
Welcome to this beautifully upgraded 1,545 sqft 2-storey home in Chappelle Gardens. With NO FRONT STREET or PASSING TRAFFIC, this home offers ULTIMATE PEACE AND QUIET! Enjoy UNMATCHED PRIVACY as you relax on the front porch overlooking walking trails and a tranquil pond. The fully fenced front yard provides a safe space for children to play, while the rare glass-enclosed front entry adds charm, warmth, and energy-saving comfort in winter. Inside, the open-concept layout features a bright living room, dining area, and modern kitchen with high-end stainless steel appliances, full-height cabinets with glass doors, glass backsplash, and a built-in pantry for extra storage. Upstairs offers 3 spacious bedrooms, a 4-pc bath, and a serene primary suite with walk-in closet and elegant ensuite. Additional highlights include A/C, custom Hunter Douglas blinds, a huge back deck, and a fully landscaped yard. Rear double garage with 2-CAR DRIVEWAY offers ample parking for family and guests. Don't miss out!

Built in 2014

### Essential Information

MLS® # E4435076

Price \$469,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,545                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1806 Carruthers Lane |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0Z1              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached                           |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, Vinyl       |
| Exterior Features | Back Lane, Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 55       |

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Listing information last updated on May 9th, 2025 at 6:02pm MDT