

# \$619,900 - 1113 Cristall Crescent, Edmonton

MLS® #E4434171

## \$619,900

3 Bedroom, 2.50 Bathroom, 2,121 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 1113 Cristall Crescent SW where thoughtful design meets modern living in the heart of Chappelle. Nestled on a desirable corner lot, this 2121 sq ft home offers 3 spacious bedrooms, a central bonus room, and a double attached garage. The dropped great room creates a striking focal point, enhanced by full glass railings and expansive 60" x 36" basement windows that flood the space with natural light. Perfect for future development or income potential, the rear separate entrance and upgraded 150 amp panel provide flexibility and peace of mind. Whether entertaining or enjoying quiet evenings, this home blends functionality with style in every detail. A rare opportunity to own a home that stands out in both form and function. \*Home is still under construction.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434171  |
| Price          | \$619,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,121     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1113 Cristall Crescent |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Z1                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| 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    | May 2nd, 2025 |
| Days on Market | 119           |
| Zoning         | Zone 55       |
| HOA Fees Freq. | Annually      |

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Listing information last updated on August 29th, 2025 at 11:18am MDT