

## \$634,900 - 956 Chahley Crescent, Edmonton

MLS® #E4455951

### \$634,900

5 Bedroom, 3.50 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Peace and tranquility will surround you in this immaculate 5 bedroom home in upscale Cameron Heights. Rich hardwood floors greet you as you enter and flow thru the main floor. A spacious formal dining room will hold large families for all your special occasions. Be blown away with a new kitchen - white cupboards galore, rich quartz countertops, built in wine rack and newer stainless steel appliances transform this space. The gas fireplace with custom mantel is the showstopper in your well appointed living room. A cozy breakfast area has access out to the lushly landscaped yard backing onto a walking trail. Upstairs find a large bonus room perfect for a TV night, primary bedroom with ensuite and large walk in closet, plus two more bedrooms for kids or company. Basement has been recently developed with a family area, 2 more roomy bedrooms and a sparkling 3 piece bath. Enjoy the outdoors on the quiet back patio, surrounded with perennials and trees. Your paradise is here waiting for you and your family.

Built in 2006

### Essential Information

MLS® # E4455951

Price \$634,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,012                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 956 Chahley Crescent       |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0C8                    |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                   |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Good Shepard School        |
| Middle     | H. E. Beriault School      |
| High       | Archbishop Oscar Romero Sc |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 20             |
| HOA Fees       | 240                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 17th, 2025 at 4:03pm MDT