

## \$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	14
Zoning	Zone 55

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