

## \$569,998 - 5760 Cautley Crescent, Edmonton

MLS® #E4463275

**\$569,998**

4 Bedroom, 3.50 Bathroom, 1,501 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

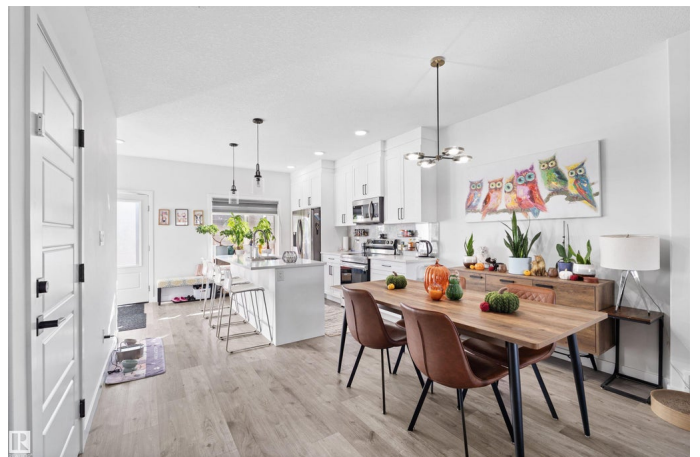
Welcome to this beautifully maintained 1,500 sq ft detached home in the highly desirable Chappelle community. The main home offers 3 spacious bedrooms and 2.5 bathrooms, featuring an open-concept layout filled with natural light. The legal basement suite includes 1 bedroom and 1 bathroom, perfect for generating rental income or hosting extended family. The owner has added a concrete walkway to the separate side entrance for easy access and thoughtfully designed the fence to provide the basement tenant with a private yard space. Enjoy a large, south-facing backyard perfect for gardening or summer gatherings. With the trail running alongside and numerous side windows, you can enjoy open views of the community park and green space right from your home. Conveniently situated close to schools, parks, and shopping, this home combines comfort, functionality, and strong investment potential. A rare opportunity to own a property that perfectly suits both family living and income

Built in 2023

### Essential Information

MLS® # E4463275

Price \$569,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,501                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5760 Cautley Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4X8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                          |
| Stories           | 3                                                                                                                  |
| Has Suite         | Yes                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Commercial, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 55            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 12:02am MDT