

## \$619,900 - 8438 Cushing Court, Edmonton

MLS® #E4439846

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Get Inspired in Chappelle! Welcome to this stunning single family home with a LEGAL SUITE, SEPERATE ENTRANCE and A/C located in the heart of Chappelle. This is an incredible opportunity for families or investors looking for space, comfort, and income potential. Step inside to a bright open concept layout featuring a spacious kitchen with modern cabinetry, stainless steel appliances and a large eat-in island perfect for casual dining or entertaining. The living and dining areas offer a welcoming space filled with natural light. Upstairs you will find a generous bonus room, a luxurious primary bedroom with a five piece ensuite and walk in closet, two more large bedrooms, a four piece bathroom and upstairs laundry. The basement features a legal one bedroom suite with in-suite laundry. Enjoy a large backyard with a deck, mature trees and a double attached garage. You will love the convenience of being close to parks, schools, shopping, transit and quick access to the airport. Fantastic Opportunity!

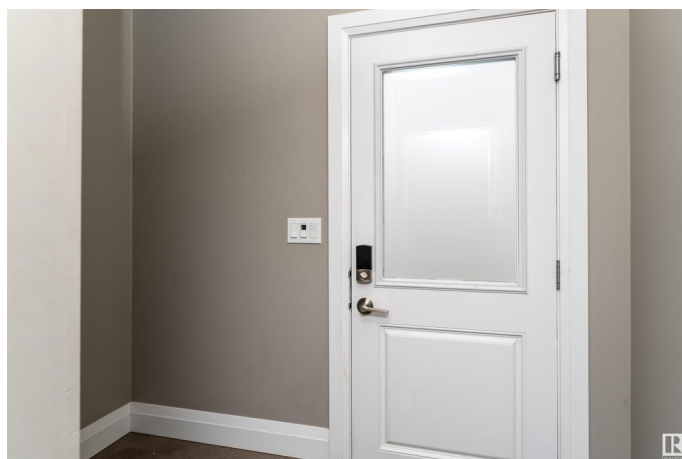
Built in 2016

### Essential Information

MLS® # E4439846

Price \$619,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,806                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8438 Cushing Court |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3L3            |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                       |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No |

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
|              | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                              |
| Construction | Wood, Stone, Vinyl                                                            |
| Foundation   | Concrete Perimeter                                                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 110            |
| Zoning         | Zone 55        |

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Listing information last updated on September 19th, 2025 at 10:47pm MDT