

## **\$625,000 - 2335 Cassidy Way, Edmonton**

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MLS® #E4432005

**\$625,000**

6 Bedroom, 3.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully crafted home in the heart of Chappelle Gardens, offering over 2,200 sq ft of thoughtfully designed living space. The main floor features 9 ft ceilings and a bright, open-concept layout that seamlessly connects the modern kitchen, dining area, and spacious living room with a cozy gas fireplace. A front den provides a perfect space for a home office, study, or playroom. Upstairs, youâ€™ll find four generously sized bedrooms, including a large primary suite, along with a versatile bonus room ideal for family lounging or movie nights. The partly finished basement includes two additional bedrooms and offers future potential for a rec room, gym, or guest area. Additional highlights include central air conditioning, a front-attached garage, and a large backyardâ€”perfect for entertaining or relaxing outdoors. Located in a vibrant, family-friendly community known for its parks, playgrounds, and scenic trails, this home blends space, comfort, and lifestyle in one exceptional package.

Built in 2017

### **Essential Information**

MLS® # E4432005

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,244                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2335 Cassidy Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3M5          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, See Remarks |
| Parking   | Double Garage Attached, Front Drive Access  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Picnic Area, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty School   |
| Middle     | Donald R. Getty School   |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 55          |
| HOA Fees       | 447.3            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 12:47am MDT