

## \$475,000 - 1832 Carruthers Lane, Edmonton

MLS® #E4441328

**\$475,000**

2 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Embrace shimmering pond views from your veranda—no street noise, just pure serenity. Vacation Vibes are the magic of this home! This stunning sun-drenched, open-concept home exudes a breezy beach-house feel that invites relaxation. The main floor flows from a peaceful front office to a gourmet kitchen with quartz countertops, a glass-tile backsplash, and stainless-steel appliances. Bright dining and living areas lead to garden doors opening onto a dreamy deck—perfect for soaking up the sun. Hardwood floors and 9-ft ceilings complete the space. Upstairs, the spacious primary suite boasts stunning pond views, a king-sized layout, walk-in closet, and ensuite. Second bedroom, 4-piece bath, laundry, and bonus room complete the upper level. Bonus room could be remodeled to a 3rd bedroom if desired. Basement is ready for your vision! Hunter Douglas blinds throughout, plus a double detached garage. Chappelle offers walking trails, lush gardens, scenic ponds, and parks, embrace the endless summer lifestyle!

Built in 2012

### Essential Information

MLS® # E4441328

Price \$475,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1832 Carruthers Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z1

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, 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, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Donald R Geddy
Middle	Donald R Geddy
High	Dr. Anne Anderson

### Additional Information

Date Listed	June 9th, 2025
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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 June 9th, 2025 at 9:02pm MDT