



Edmonton

1832 CARRUTHERS LN SW

Chappelle Area

T6W 0Z1

LP: \$465,000

SP:

M

Listing ID #E4441328

Building TypeDetached Single Family

Style2 Storey

Year Built2012

Full Baths2

Half Baths1

Total Baths2.1

Tot Flr AG SqFt1,481.34

Sold Date

Bedrooms Above2

Bedrooms Total2

BasementFull

Basement DevUnfinished

Tot Flr AG SqM137.62

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

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!

Directions

Living Room	4.58x3.78	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.06x4.75	M	Bedroom 4			1	2	M	No	Main		
Kitchen	2.72x4.46	M	Office	2.72x2.60	M	2	4	U	No	Upper		
Family Room			Flex Space	2.89x2.57	U	3	3	U	Yes	Above Grd		
Den			Laundry Room	1.80x1.56	U	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.99x4.79	U				6				Tot Flr AG	137.62	1,481.34
Bedroom 2	2.79x3.18	U				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Ceramic Tile, Hardwood
Features 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

Goods Incl Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Site Features Back Lane, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Parking Double Garage Detached

Road Access Paved

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	

Construction Wood Frame
Basement Full / Unfinished
Separate Ent No
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM
Zoning
Tax Amount \$4,019.90 / 2023
Conform Type
Conform Year
Goods Excl Dining room chandelier

Warranty

Fireplace No
FP Fuel
FP Type
HOA Y/N Yes
HOA Fee/Schd \$447.30 / Annually
HOA Fee Incls Recreation Facility

Park Encl/Tot 2 / 4 **Garage Dim**