

## \$479,800 - 8534 Cushing Place, Edmonton

MLS® #E4462337

**\$479,800**

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

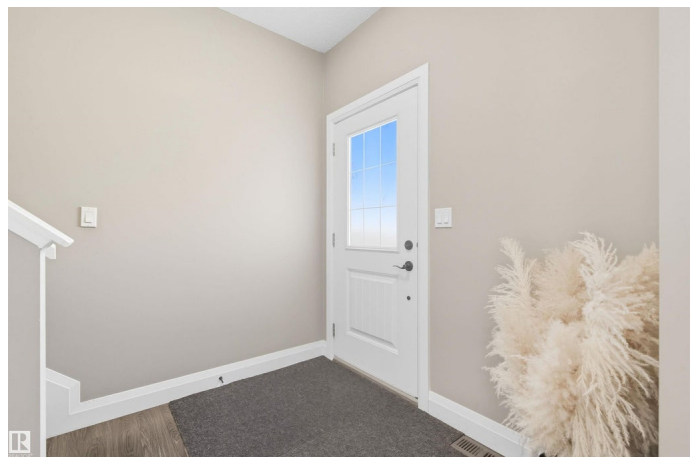
Chappelle Area, Edmonton, AB

Stunning Alquinn Homes Built Half duplex with upper bonus room, massive ensuite bathroom with dual sinks, 9' ceilings, walk through butler pantry, DOUBLE ATTACHED GARAGE, and luxury upgrades throughout! Located just steps to Donald Getty School and Playground, and half a block away from one of south Edmonton's most elaborate community trail systems, perfect for dog walks, runs, or biking! You will love the tall ceilings, large windows, bright interior, and gorgeous features like the custom quartz countertops, upgraded stainless appliances, beautiful white ceiling height cabinetry, upgraded pendant lighting over the kitchen island, the walkthrough butlers pantry with coffee bar, and built in bench / coat hook in the mudroom! The upper layout is amazing with central bonus room, two large bedrooms, upper laundry room, and the 3rd bedroom being the primary suite with walk in closet and huge 5 piece ensuite! With a huge yard, rear deck, and high end window coverings, this lovingly maintained home is a prize!

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462337  |
| Price    | \$479,800 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8534 Cushing Place |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3L2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 55            |

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Listing information last updated on October 31st, 2025 at 7:47pm MDT