

# \$529,900 - 1255 Cristall Way, Edmonton

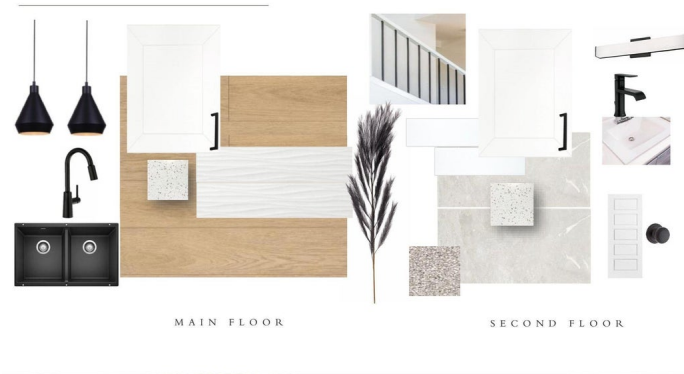
MLS® #E4441806

## \$529,900

3 Bedroom, 2.50 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Discover style, space, and opportunity at 1255 Cristall Way SW! This impressive corner-lot Tiguan model by Daytona Homes offers 1,707 sq ft of thoughtfully designed living with 3 bedrooms, 2.5 baths, and over \$25K in smart upgrades. Enjoy a soaring 9'™ foundation and an oversized 60" x 60" basement window that fills the lower level with natural light, complemented by a powerful 150 amp panel—perfect for your future vision. The main kitchen is paired with a full spice kitchen, ideal for creating your favourite meals while entertaining with ease. A separate side entrance opens the door to a potential future legal suite, giving you added flexibility and long-term value. Perfect for first-time buyers or those ready for more space, this home blends modern style, practical upgrades, and incredible potential. Garage included! \*Promo subject to change without notice.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441806  |
| Price      | \$529,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1255 Cristall Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2Z1           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 67              |

Zoning                      Zone 55

HOA Fees Freq.      Annually

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Listing information last updated on August 17th, 2025 at 12:47pm MDT