

## \$465,000 - 1832 Carruthers Lane, Edmonton

MLS® #E4452532

**\$465,000**

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® # E4452532

Price \$465,000

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    | August 12th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |
| HOA Fees       | 447.3             |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 16th, 2025 at 12:32pm MDT