

Courtesy Of Christina A Reid Of Century 21 Leading

## \$614,335 - 4809 Cawsey Terrace, Edmonton

MLS® #E4463709

**\$614,335**

3 Bedroom, 2.50 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

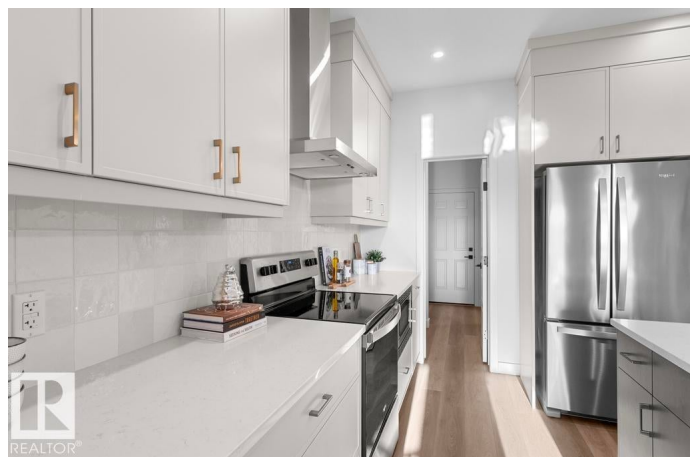
The perfect NET ZERO Single-family front-attached garage home is located on Cawsey Terrace with Upgraded Exterior Black Window Jambs and Front Landscaping. This home has a west facing backyard, backing onto a walk way and walking Distance from Frieda Hiller Park & K-9 School. \*\*Photos are of actual home\*\* What makes this home Net Zero: 22 Solar Panels â€” helping you generate clean, renewable energy right from your home. Attic Insulation (580mm fiberglass loose fill) â€” keeping your home cozy in the winter and cool in the summer. 4''' Spray Foam to Rim Boards â€” sealing in comfort and reducing drafts. 5''' Spray Foam + 2''' Mineral Wool in Cantilevers â€” paired with upgraded exterior wall insulation (from R28) for superior efficiency. Enhanced Exterior Wall Assembly â€” 2x6 construction at 16''' on center, plus 2''' mineral wool insulation around the entire home for consistent comfort. Foundation & Basement Insulation â€” 3''' continuous EPS on interior foundation walls and 2''' rigid XPS beneath the basement slab.

Built in 2024

### Essential Information

MLS® # E4463709

Price \$614,335



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,843                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4809 Cawsey Terrace |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5M7             |

### Amenities

|           |                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Insulation-Upgraded, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling, Solar Equipment |
| Parking   | Double Garage Attached                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating           | Heat Pump, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Insert                                                                                                                                         |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

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

### School Information

|            |                    |
|------------|--------------------|
| Elementary | DONALD R. GETTY    |
| Middle     | St. Thomas Aquinas |
| High       | DR. ANNE ANDERSON  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 55            |
| HOA Fees       | 426                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 6:02pm MST