

## **\$484,900 - 1171 Chappelle Boulevard, Edmonton**

MLS® #E4439070

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Located in the desirable community of Chappelle & filled with amenities including shopping, schools, parks, ponds, walking trails, skating rink, spray park and community hall. This immaculately kept home by the original owner is the Concorde model by Daytona Homes. Step up onto the front verandah & into the front foyer where you will find the flex room, perfect for a home office. Onto the bright open concept living space that includes the u-shaped kitchen with SS appliances & corner pantry, dining space both of which have ceramic tile floors, a quaint sunken LR with hardwood floors & abundance of windows allowing in the natural light from the southern exposure yard. Upstairs is the primary suite with w/i closet & 4pc ensuite, 2 other good size bedrooms & a laundry room. The basement is untouched with a perfect floor plan for your personal touch. The yard includes a deck that is the full width of the house with BBQ gasline, a shed & double detached garage. This home also features A/C!

Built in 2012

### **Essential Information**

MLS® # E4439070

Price \$484,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1171 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E9

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Fenced, Golf Nearby, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	19
Zoning	Zone 55
HOA Fees	425
HOA Fees Freq.	Annually

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