

## \$489,888 - 857 Chappelle Link, Edmonton

MLS® #E4431185

**\$489,888**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

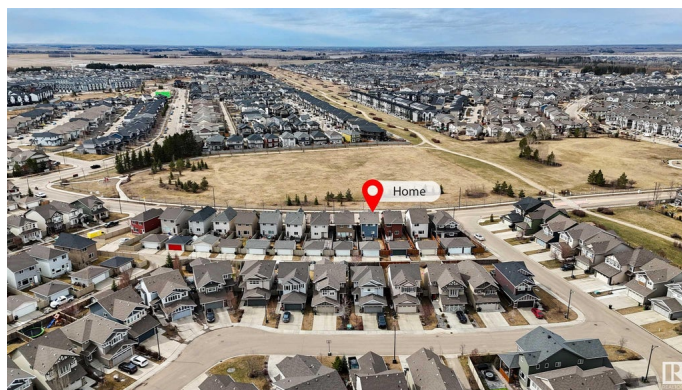
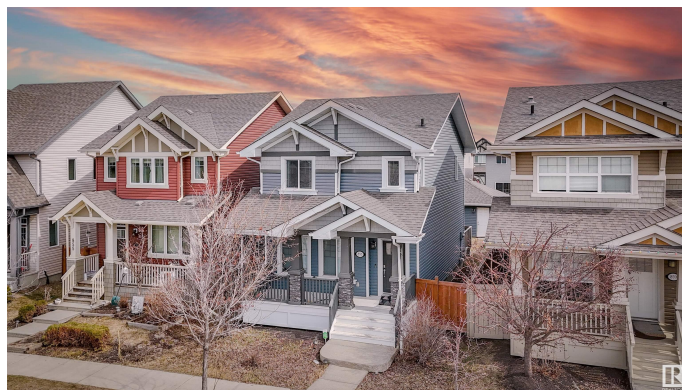
Chappelle Area, Edmonton, AB

Welcome to this inviting 2-story family home nestled across the street from a green space and in one of the area's most desirable neighbourhoods. Step into a warm and welcoming living room that flows seamlessly into a bright and spacious dining area—perfect for family meals and entertaining guests. The kitchen offers plenty of counter space and cabinetry, with a large window over the sink overlooking the backyard. A generously sized half bath completes the main level. Upstairs, you'll find a spacious primary bedroom featuring a private ensuite and double closets. Two additional well-sized bedrooms and a 4-piece bathroom provide comfort and convenience for the whole family. The basement is a blank canvas, ready for your personal touch—whether it's a home gym, media room, or extra living space. Outside, enjoy the privacy of a fully fenced yard with the convenience of a double car garage.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431185  |
| Price     | \$489,888 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,416                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 857 Chappelle Link |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2N4            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Patio, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Garth Worthington School |
| High       | Dr. Anne Anderson School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 55          |

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Listing information last updated on May 13th, 2025 at 6:32am MDT