

## \$488,000 - 3069 Coughlan Lane, Edmonton

MLS® #E4435401

**\$488,000**

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle! This beautiful 3 bed, 2.5 bath home features a double attached garage and a bright, open-concept layout perfect for modern living. The front living room flows into a spacious dining area, ideal for entertaining. The kitchen offers a large peninsula with breakfast bar, quartz countertops, walk-in pantry, and stylish cabinetry and stainless steel appliances! Off the kitchen, a convenient mud room, 2-piece bath, and access to the garage complete the main floor. Upstairs, the primary suite features a walk-in closet and ensuite with double sinks and an oversized shower. Two additional generously sized bedrooms, a 4-piece bathroom, and an upstairs laundry room add functionality. Enjoy summer on your large back deck, or take in views from your front porch facing a quiet walkway. A fantastic home in a vibrant, family-friendly community!

Built in 2019

### Essential Information

MLS® #	E4435401
Price	\$488,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,455
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3069 Coughlan Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N8

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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