

## \$560,000 - 9490 Colak Lane, Edmonton

MLS® #E4445412

**\$560,000**

4 Bedroom, 3.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

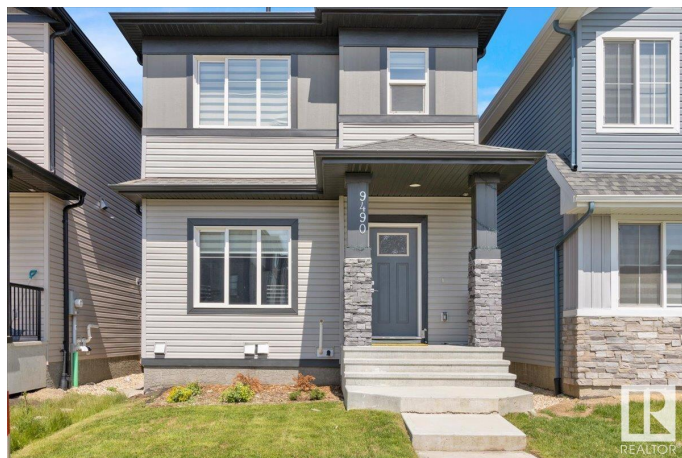
Chappelle Area, Edmonton, AB

Welcome to this stunning home offering 3 beds and 2 and 1/2 bath with double detached garage and Legal Suite Basement equipped with Stainless Steel Appliances and Custom Blinds! The main floor offers spacious bright living area, modern functional kitchen with island seating, dedicated dining space, half bath, access to the backyard and rear parking and spacious Main floor laundry room at your convenience. Upstairs features the primary suite with walk-in closet and 4 pc ensuite, alongside two more bedrooms with closets, 4pc bath and a bonus room. Separate side entrance ushers you into a fully finished legal Suite Basement. The basement with a bedroom, 4 pc bath, and second kitchen. Conveniently located near all amenities, shopping, schools, daycares, parks, and just 20 mins drive to YEG airport with easy access to Highway 2 and public transit, this home offers comfort, convenience, space and location.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445412  |
| Price     | \$560,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9490 Colak Lane |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3Y8         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking   | Double Garage Detached                           |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 2                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 46             |
| Zoning         | Zone 55        |

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Listing information last updated on August 17th, 2025 at 6:17am MDT