

## \$475,000 - 857 Chappelle Link, Edmonton

MLS® #E4431185

**\$475,000**

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	\$475,000
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	63
Zoning	Zone 55

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