

## \$794,900 - 7055 Chivers Loop, Edmonton

MLS® #E4435478

**\$794,900**

6 Bedroom, 4.00 Bathroom, 2,549 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

SITUATED IN THE FAMILY FRIENDLY AND HIGHLY SOUGHT AFTER NEIGHBORHOOD OF CHAPPELLE, OVER 3500 SQFT OF TOTAL LIVING SPACE AND BOAST'S 4 BEDS ABOVE GRADE WITH A GRANDE OPEN TO ABOVE LIVING AREA LONG WITH A FULLY FINISHED SELF-CONTAINED BASEMENT WITH SEPERATE SIDE ENTRANCE, SECOND KITCHEN, SECOND LIVING ROOM, FULL BATH AND TWO LARGE BEDROOMS! It also features 4 full baths, second floor laundry, 22x25' deep garage and a large West facing back yard! The home has plenty of upgrades throughout including quartz counters, oversized windows, s.s. appliances and even beams in the living area. The main floor has a convenient 4th bed or the perfect den with a cheater door to a 3pce bathroom. Upstairs has 3 large bedrooms, laundry and open to below concept allowing lots of natural light into all areas of the home. The master bedroom has a large walk in closet and 5pce en suite with 2 sinks, soaker tub and separate glass shower. The home is located steps to parks, walking trails and minutes to all amenities and schools!

Built in 2021

### Essential Information

MLS® #

E4435478



Price	\$794,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,549
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7055 Chivers Loop
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L9

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Donald R. Getty School
Middle	D S MacKenzie School
High	J H Picard School

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	39
Zoning	Zone 55

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