

## **\$395,000 - 1308 Chappelle Boulevard, Edmonton**

MLS® #E4432792

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Located in a beautiful community of CHAPPELLE. This outstanding 2-storey unit has no condo fee & a double detached garage. Whether you are a first time home buyer or investor looking for an ideal rental unit, this property fits the bill! This is a 3 bedroom, 2.5 bath home with beautiful finishes. Bright, open-concept design features kitchen with full height cabinets, granite countertops, island and S.S. appliances. Ceramic & laminate flooring. The upper floor features laundry, 4-pce bathroom, two bedrooms, which is perfect for any growing family. A beautiful primary bedroom with a walk-in closet & 4-pce ensuite! The basement is untouched, ready for you to add your own flair to this home. Enjoy parks, trails, a splash park & community center which are just steps away. Located minutes from schools, shopping & dining, plus easy access to Anthony Henday, Hwy 2 & YEG airport. Move in and enjoy!

Built in 2016

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4432792  |
| Price     | \$395,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,307                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1308 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 3S2                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                       |

### Interior

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

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT