

## \$474,900 - 1243 Chappelle Boulevard, Edmonton

MLS® #E4434957

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained home with a total of 4 bedrooms, 3.5-bath offering comfort, functionality, and impressive outdoor living! Step inside to an open-concept main floor with bright Living area, modern finishes, and a Kitchen with ample counter space to prepare family meals together. Upstairs you'll find three Bedrooms, including a Primary Bedroom with Ensuite Bath. The fully finished Basement adds incredible value with a Rec area for extra living space, separate bedroom with another ensuite bath, ideal for guests or extended family. Stay cool all summer with central A/C and enjoy the outdoors year-round in your private backyard retreat, complete with a large deck, Hot tub, and Gazebo (yes they're both included). A detached Double Garage provides parking and extra storage. Located in a family-friendly neighborhood in Chappelle, this home is close to schools, parks, and amenities

Built in 2016

### Essential Information

MLS® #	E4434957
Price	\$474,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,289
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1243 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R1

### **Amenities**

Amenities	Club House, Deck, Front Porch, Gazebo, Hot Tub
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	448
HOA Fees Freq.	Annually

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