

## \$269,500 - 32 2905 141 Street, Edmonton

MLS® #E4441737

**\$269,500**

2 Bedroom, 1.00 Bathroom, 821 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this 2 bedroom, 1 bathroom townhome in pristine, like-new condition, nestled in the vibrant community of Chappelle Gardens. Thoughtfully designed with a bright open concept layout, offering plenty of natural light and a cozy fireplace. The modern kitchen flows seamlessly into the living and dining areas. Enjoy the outdoors with your own private outdoor living space. Additional highlights include a spacious 2-car tandem garage, providing ample parking and storage. Full access to the Chappelle Gardens Residents Association, offering year-round amenities including parks, skating rinks, splash park and community events. Conveniently located close to schools, shopping, transit, and all essential amenities, this home is perfect for first-time buyers, young professionals, or anyone looking to enjoy low-maintenance living!

Built in 2021

### Essential Information

MLS® #	E4441737
Price	\$269,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	821



Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 2905 141 Street
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M4

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually
Condo Fee	\$230

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