

## \$459,000 - 7354 Chivers Crescent, Edmonton

MLS® #E4459509

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**SOUTH-FACING UPGRADED DUPLEX IN CHAPPELLE** Welcome to this stunning Bedrock-built home in the heart of Chappelle. Priced right and move-in ready, this property offers exceptional value. Step inside to find a bright, south-facing layout with sleek finishes throughout: Premium quartz countertops with undermount sinks, 11-ft linear island perfect for entertaining. Custom tile work & designer feature walls. Stainless steel appliances. Air conditioning for summer comfort. The main floor boasts an open-concept living and dining space anchored by a luxurious kitchen, creating the perfect atmosphere for family living and gatherings. Upstairs got a spacious primary suite with 3-piece ensuite and walk-in closet, plus two additional bedrooms, a 4-piece bath, and convenient upstairs laundry with modern Samsung front-load washer & dryer. Outside, the property is fully fenced and includes a north-facing deck, ideal for relaxing evenings.

Built in 2019

### Essential Information

MLS® #	E4459509
Price	\$459,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7354 Chivers Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Hot Water Electric, Smart/Program. Thermostat, HRV System
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Donald R. Getty School
Middle	Garth Worthington School
High	Father Michael McCaffery

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 55

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