

## **\$454,900 - 1123 Chappelle Boulevard, Edmonton**

MLS® #E4430122

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Step onto the inviting front porch of this charming 2-story home, located in the family-friendly community of Chappelle. As you enter, you're welcomed by a bright and open entryway that leads into a spacious living room filled with natural light. The adjacent dining room is ideal for family meals, while the well-equipped kitchen features stainless steel appliances, ample counter space, and plenty of storage. The 2-piece bathroom and additional storage complete the functional main floor design. Upstairs, you'll find three generously sized bedrooms. The primary suite offers a peaceful retreat with a 4-piece ensuite and two large closets. Two additional bedrooms and an additional 4-piece bathroom, making this level perfect for families. In the bright basement with 3 windows, the potential for customization awaits, whether you envision a cozy family room, a home office, or a gym. Located close to parks, schools, and amenities, this home is nestled in a vibrant, welcoming community that truly feels like home.

Built in 2011

### **Essential Information**

MLS® # E4430122

Price \$454,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1123 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y9

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	April 10th, 2025
Days on Market	17
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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