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

MLS® #E4432792

### \$395.000

3 Bedroom, 2.50 Bathroom, 1,228 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

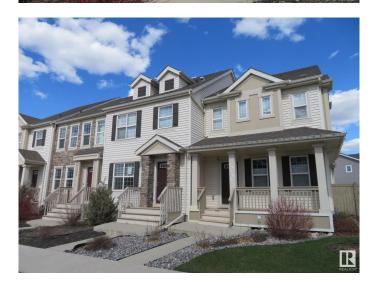
#### **Essential Information**

MLS® # E4432792 Price \$395,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,228 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 2

Zoning Zone 55

HOA Fees 426

HOA Fees Freq. Annually

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Listing information last updated on April 27th, 2025 at 2:32am MDT