



## Edmonton Alberta

\$450,000

Welcome to this fully finished 4-level split half duplex in the desirable community of Chappelle. Offering over three levels of functional living space plus a finished basement, this home features 3 bedrooms, 3.5 bathrooms, a bonus room, and a single attached garage. The open-concept main floor features a spacious kitchen with a large island, ample cabinetry and counter space, a gas stove, stainless steel appliances, and a dining area overlooking the bright living room with a gas fireplace. The private primary suite occupies its own level and includes a walk-in closet and 3-piece ensuite. Upstairs you'll find two additional bedrooms, a full bathroom, laundry, and a versatile bonus room. The finished basement provides additional living space with another full bathroom, making it ideal for a family room, recreation area, or home office. Enjoy the south-facing, fully fenced backyard with a two-tier deck, Close to schools, parks, shopping, walking trails, transit, and community amenities. (id:6769)

Recreation room 7.52 m X 5.8 m

Living room 3.22 m X 5.68 m

Dining room 3.07 m X 2.58 m

Kitchen 3.61 m X 3.21 m

Pantry Measurements not available

Primary Bedroom 4.76 m X 3.37 m

Bedroom 2 5.14 m X 2.74 m

Bedroom 3 4.01 m X 2.95 m

Bonus Room 3.52 m X 4.63 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
CIR Realty



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