



## Edmonton Alberta

\$456,000

Welcome to the family friendly community of Chappelle and this well appointed 2 storey home, located on a quiet street and close to schools, public transportation, walking trails and a community center. The upper level features 3 bedrooms and 2.5 baths while the main floor offers a spacious living room, a gourmet kitchen with granite countertops, full height cabinets, eat in kitchen and full size island for cooking and storage. Separation between the kitchen and living room offers more privacy and less noise when when trying to watch the game and get homework done at the same time. There is also a 2 piece bath and laundry room on the main level for more convenience. The basement is unspoiled and ready for future development. The west facing backyard is fully fenced and landscaped, with a full sized deck and gas bbq hook up for enjoying those long summer evenings. Air conditioning, a tankless hot water system and rough in for future solar panels are a few extras that add value and convenience (id:6769)

Living room 4.87 m X 4.02 m

Dining room 3.57 m X 2.98 m

Kitchen 4.84 m X 2.54 m

Laundry room 1.56 m X 1.53 m

Primary Bedroom 4.2 m X 3.64 m

Bedroom 2 4.03 m X 2.84 m

Bedroom 3 5.1 m X 2.85 m

Listing Presented By:



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