



## Edmonton Alberta

\$474,988

Welcome to Chappelle! This Beautifully well kept Two-Storey Home sits on a MASSIVE PIE LOT on a quiet street. A perfect Open Concept 1431sqft layout with a Dream Backyard that is hard to find. Entering the home you'll find beautiful hardwood flooring, and a custom fireplace surround in the living room. Spacious dining room area and a modern island kitchen with a window overlooking the backyard. A 2pc bathroom and a rear mudroom for all the boots. Upstairs features 3-bedrooms. A large Primary bedroom with a 4pc Ensuite, as well as two additional bedrooms and a 4pc bathroom. The basement is unfinished and a perfect place for storage or a kids play area, ready to be finished if needed. Back to the yard, this oversized lot has a beautiful deck overlooking a Double Detached Garage. The rear property line is over 72ft wide! Plenty of room for RV storage, gardening or garage additions. These lots aren't available often, don't miss this amazing opportunity. Close to all Chappelle Amenities! (id:6769)

Living room 12'5" x 13'6"

Dining room 10'6" x 15'8"

Kitchen 11' x 13'6"

Primary Bedroom 13' x 13'8"

Bedroom 2 12'8" x 9'1"

Bedroom 3 11'10" x 9'6"

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://www.beechwoolger.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.