



## Edmonton Alberta

\$410,000

Some homes feel calm the moment you step inside, and this Chappelle townhouse carries that feeling beautifully. With no condo fees, Donald R. Getty School across the street, and a main floor warmed by natural light, rich flooring, a sleek fireplace, built-in shelving, and quartz-topped kitchen spaces, it feels polished without trying too hard. The open concept layout flows through the living, dining, and kitchen areas with 9 ft ceilings, luxury vinyl plank flooring, generous cabinetry, and a water softener for everyday comfort. Upstairs, both bedrooms feel like their own quiet retreat, each with a private ensuite, creating an ideal setup for guests, shared living, or work-from-home flexibility. The unfinished basement is roughed in for a future bathroom, ready for storage, fitness or future plans. Enjoy Chappelle Gardens Residents Association amenities, nearby trails, wetlands, and parks, with quick access to 41 Ave SW, QEII, Heritage Valley Town Centre, and Jagare Ridge. A softer kind of everyday luxury. (id:6769)

Living room 3.72 m X 4.56 m

Dining room 2.8 m X 3.48 m

Kitchen 3.92 m X 2.67 m

Mud room Measurements not available

Primary Bedroom 3.98 m X 4.62 m

Bedroom 2 3.7 m X 3.56 m

Laundry room 2.48 m X 1.68 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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