



## Edmonton Alberta

\$459,000

Set along Chappelle Green with a field, playground, and school nearby, this detached single family home offers a smart layout with space, function, and future upside. The freshly painted main floor features a unique curved staircase, bright living and dining areas, half bath, and practical kitchen with S/S appliances, pantry, and brand new stove. Upstairs, a spacious bonus room adds the flexible second living area buyers love, perfect for movie nights, play space, office, or quiet retreat. The primary bedroom includes a W-I-C and 4 pc ensuite, with two additional bedrooms and a full main bath completing the upper level. The partially finished basement gives a head start on future development. Outside, enjoy a fully fenced yard, storage shed, new back deck, and paved parking pad. Chappelle Gardens HOA amenities include the Social House, 5-acre park, splash park, rink, courts, programs, and events. Set on a corner zero lot line, this home offers rare access to both sides. (id:6769)

Den Measurements not available

Living room 4.4m x 6.1m

Dining room 3.0m x 3.9m

Kitchen Measurements not available x 4.57 m

Family room 3.5m x 4.1m

Primary Bedroom 3.7m x 3.8m

Bedroom 2 3.2m x 2.7m

Bedroom 3 3.6m x 2.9m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.yegagents.ca/>

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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.