

## \$475,000 - 8125 Chappelle Way, Edmonton

MLS® #E4421229

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Charming Half Duplex on Prime Corner Lot â€œA Minute's Walk to School offers: Spacious Living main level with airy ambiance and 9-foot ceilings that enhance the sense of space throughout the home. Modern Kitchen is equipped with sleek countertops, ample cabinetry, and modern appliances, making meal preparation a delight. Retreat to well-sized three bedrooms on the second level, designed for relaxation and comfort. Insuite bathroom and walking closet in the primary bedroom, upstairs laundry are just added features for comfort and convenience. Benefit from a spacious double detached garage, providing ample storage and parking space. Situated on a desirable corner lot, this home is just minutes walk from a reputable school, making morning routines effortless. The corner lot offers a generous yard space, perfect for outdoor activities and gardening. Don't miss this opportunity to own a home that combines modern living with convenience. Freshly painted throughout.

Built in 2017

### Essential Information

MLS® # E4421229

Price \$475,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8125 Chappelle Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                February 12th, 2025  
Days on Market        67  
Zoning                    Zone 55

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