

Courtesy Of Christina A Reid Of Century 21 Leading

## \$569,498 - 4531 Chegwin Wynd, Edmonton

MLS® #E4424904

**\$569,498**

4 Bedroom, 3.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*REAR DECK AND LANDSCAPING PROMOTION, LEGAL BASEMENT SUITE INCLUDED\*** The Belvedere is our most unique and popular home design. Offering 1665 sq. ft. of stylish and functional living in the desirable SW community of Chappelle Gardens. Facing a beautiful forested park at the front, the back features a south facing yard. Both the main floor and the **ONE BEDROOM LEGAL SUITE** (582 sq ft) offer 9ft and 10ft ceilings. The main floor kitchen includes a stainless steel double door fridge, **GAS RANGE**, chimney hoodfan, a built in microwave, and dishwasher. We've included a stainless steel appliance package (including a gas range) in the suite. The upper level features 3 spacious bedrooms and a full size laundry room. Listing photos of showhome home is under construction.

Built in 2024

### Essential Information

MLS® #	E4424904
Price	\$569,498
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,656
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4531 Chegwin Wynd
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M8

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Stove-Gas, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DONALD R. GETTY K-9
Middle	St. Thomas Aquinas K-9
High	DR. ANNE ANDERSON

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	43
Zoning	Zone 55
HOA Fees	415
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 4:17pm MDT