

## **\$395,000 - 1308 Chappelle Boulevard, Edmonton**

MLS® #E4432792

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Located in a beautiful community of CHAPPELLE. This outstanding 2-storey unit has no condo fee & a double detached garage. Whether you are a first time home buyer or investor looking for an ideal rental unit, this property fits the bill! This is a 3 bedroom, 2.5 bath home with beautiful finishes. Bright, open-concept design features kitchen with full height cabinets, granite countertops, island and S.S. appliances. Ceramic & laminate flooring. The upper floor features laundry, 4-pce bathroom, two bedrooms, which is perfect for any growing family. A beautiful primary bedroom with a walk-in closet & 4-pce ensuite! The basement is untouched, ready for you to add your own flair to this home. Enjoy parks, trails, a splash park & community center which are just steps away. Located minutes from schools, shopping & dining, plus easy access to Anthony Henday, Hwy 2 & YEG airport. Move in and enjoy!

Built in 2016

### **Essential Information**

MLS® #	E4432792
Price	\$395,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1308 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S2

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl, See Remarks
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on May 1st, 2025 at 5:17am MDT