

## \$356,800 - 46 2905 141 Street, Edmonton

MLS® #E4433441

**\$356,800**

3 Bedroom, 2.50 Bathroom, 1,480 sqft  
Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful 3 bedroom, 2.5 bath townhome in Chappelle. Facing the walking path, the yard and patio are looking south, giving you the best light and space. One of the best spots in the complex, this unit also has AC (which you are not allowed to add to units that don't currently have it). Double garage, electric fireplace, upgraded kitchen sink, this unit has everything you're looking for at a fantastic price. Main floor flex space is perfect as an office or workout room. This home has been loved since they purchased it from the builder. Chappelle is a great community with shopping, restaurants and the community centre all within walking distance. Access to Chappelle Gardens resident facilities which include a skating rink, basketball & pickle ball courts, picnic areas, public garden plots, soccer fields, playground, splash park, mini gym, & more. Pet friendly complex! Low condo fees cover all exterior maintenance & much more!

Built in 2020

### Essential Information

MLS® #	E4433441
Price	\$356,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	46 2905 141 Street
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W4

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually
Condo Fee	\$246

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