

## \$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      75  
Zoning                Zone 55

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Listing information last updated on April 28th, 2025 at 1:17am MDT