

## **\$259,900 - 76 2905 141 Street, Edmonton**

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MLS® #E4432464

**\$259,900**

2 Bedroom, 1.00 Bathroom, 816 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful and versatile open-concept townhome. This near-perfect condition home includes a spacious living room, modern kitchen with island, 2 bedrooms, bathroom, and lots of room for storage space. Some high-quality finishes include an updated entrance glass rail, stainless steel appliances, and laminate flooring. There's also main-level laundry, a private front yard, an attached 2-car tandem garage and plus low condo fees! You will be close to a beautiful golf course and also have access to Chappelle Gardens exclusive amenities, recreation centre, skating rink, etc. Conveniently walking distance from serene ponds, community gardens, and walking paths, plus easy access to schools, public transit & Henday. This is a great investment and listed to sell!



Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4432464  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 816       |
| Acres          | 0.00      |
| Year Built     | 2016      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 76 2905 141 Street |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3M4            |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Detectors Smoke, Exterior W |
| Parking   | Double Garage Attached, Ta  |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, C<br>Refrigerator, Stove-Electric, V |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2                                                           |
| Has Basement | Yes                                                         |
| Basement     | Partial, Partially Finished                                 |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Vinyl                                           |
| Exterior Features | Fenced, Golf Nearby, Lan<br>Shopping Nearby, See Rema |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl                                           |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |



|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
| Condo Fee      | \$230    |

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Listing information last updated on April 26th, 2025 at 6:47am MDT