

\$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 | 4 |
| Zoning | Zone 55 |
| HOA Fees | 426 |
| 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 29th, 2025 at 1:02am MDT