

## \$419,000 - 8130 Chappelle Way, Edmonton

MLS® #E4440533

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Immaculate 3-Bedroom Home | Double Garage | No Condo Fees This beautifully maintained home offers a bright, open-concept layout with 9'™ ceilings and plenty of natural light throughout the main floor. Durable laminate flooring, a spacious living area, and a well-designed U-shaped kitchen with adjacent dining space make this home perfect for everyday living and entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the large primary bedroom features a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a 4-piece main bathroom provide comfortable accommodations for family or guests. The unfinished basement offers excellent development potential with a bathroom rough-in already in place. Outside, enjoy a fully fenced backyard and a double detached garage for secure parking and extra storage. Located near a K-9 school in a friendly, well-established community. No condo fees—just functional, modern living in a great location!

Built in 2017

### Essential Information

MLS® # E4440533

Price \$419,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,381                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8130 Chappelle Way |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3R2            |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Stone, Vinyl                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 57             |
| Zoning         | Zone 55        |

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Listing information last updated on August 1st, 2025 at 2:17am MDT