# \$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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Listing information last updated on May 1st, 2025 at 2:32am MDT