

Courtesy Of Dave Cousins Of RE/MAX River City

# **\$399,900 - 1284 Chappelle Boulevard, Edmonton**

MLS® #E4452736

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle Gardens! This Brookfield Street townhouse, with no condo fees, offers 1,397 sq/ft of modern living. Open-concept main floor features a spacious great room, dining area, and kitchen with a stunning 9' island. Large windows bring in plenty of light and you will love the granite counters and storage space in the kitchen! Upstairs includes a large primary suite with walk-in closet and 4pc ensuite, plus two additional bedrooms, convenient upper laundry, and another full bath. Full basement is ready for your vision! Upgrades include laminate/tile flooring, granite countertops, extended cabinets, 6pc stainless steel appliance package, central vac, natural gas line, full landscaping, and double detached garage. Located in the vibrant Heritage Valley area.

Built in 2016

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452736  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,397     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2016                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1284 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 3S1                  |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 17                |

Zoning

Zone 55

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Listing information last updated on August 30th, 2025 at 7:47am MDT