

# **\$1,199,888 - 1232 Chahley Landing Landing, Edmonton**

MLS® #E4457828

**\$1,199,888**

4 Bedroom, 3.50 Bathroom, 3,025 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Executive WALKOUT property backing onto the Wedgewood Ravine!â€“ VIEWS FROM EVERY LEVEL! This upgraded luxury home has 4 bdrms + bonus room & den, 3.5 baths, approx 4300sqft of finished living space including a finished WALKOUT basement & oversized double garage-all on a fully landscaped lot! You will love the unique layout & beautiful finishings throughout! The spectacular kitchen features granite counters, island w/eating bar, upgraded cabinets, tile backsplash & hardwood flooring that extends into the dining area. The living room boasts a inside/outside gas fireplace as well as large windows that let in plenty of natural light. Completing the main level is a home office with view, laundry room, boot room & powder room. Upstairs, the spacious master suite features a large walk-in closet & a luxurious 5 pce ensuite. The 2nd & 3rd beds are a good size & the bonus room is the perfect place to relax! Downstairs is a family room with full bar, theater room, fitness/4th bed, storage area & 4-piece bath.

Built in 2011

## **Essential Information**

MLS® # E4457828

Price \$1,199,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,025                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1232 Chahley Landing Landing |
| Area        | Edmonton                     |
| Subdivision | Cameron Heights (Edmonton)   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6M 0C9                      |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Walkout Basement, HRV System |
| Parking Spaces | 5                                                                                                                                                  |
| Parking        | Double Garage Attached, Over Sized                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Projector |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Double Sided, Stone Facing                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 15th, 2025

Days on Market        2

Zoning                        Zone 20

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Listing information last updated on September 16th, 2025 at 10:32pm MDT