

## \$454,900 - 1123 Chappelle Boulevard, Edmonton

MLS® #E4430122

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Step onto the inviting front porch of this charming 2-story home, located in the family-friendly community of Chappelle. As you enter, you're welcomed by a bright and open entryway that leads into a spacious living room filled with natural light. The adjacent dining room is ideal for family meals, while the well-equipped kitchen features stainless steel appliances, ample counter space, and plenty of storage. The 2-piece bathroom and additional storage complete the functional main floor design. Upstairs, you'll find three generously sized bedrooms. The primary suite offers a peaceful retreat with a 4-piece ensuite and two large closets. Two additional bedrooms and an additional 4-piece bathroom, making this level perfect for families. In the bright basement with 3 windows, the potential for customization awaits, whether you envision a cozy family room, a home office, or a gym. Located close to parks, schools, and amenities, this home is nestled in a vibrant, welcoming community that truly feels like home.

Built in 2011

### Essential Information

MLS® # E4430122

Price \$454,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,424                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1123 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0Y9                  |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                                                                              |
| Parking        | Parking Pad Cement/Paved, See Remarks                                                                                                                          |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty School   |
| Middle     | Donald R. Getty School   |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 55          |
| HOA Fees       | 447.3            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 20th, 2025 at 4:32am MDT