	Edmonton #29 1030 CHAI	PPELLE BV SW	Chappelle Area T6W 2K7	LP: \$4 SP:	400,000 <mark>M</mark>
	Listing ID #	E4445343			ACTIVE
	Building Type Style	Townhouse 3 Storey	Sold Date		
	Year Built	2014	Bedrooms Above	3	
	Full Baths	2	Bedrooms Total	3	
	Half Baths	1	Basement	None	
	Total Baths	2.1	Basement Dev	No Basement	
URL-Virtual Tour URL-Brochure	Tot Flr AG SqFt	1,700.07	Tot Flr AG SqM	157.94	

Stunning CORNER unit townhouse with spectacular view + 1,700sqft! This 3 level unit includes 3 bedrooms, 2.5 baths, DOUBLE ATTACHED GARAGE, fenced YARD, PATIO & EXPANSIVE POND FACING BALCONY in prestigious Chappelle. You'll appreciate the open kitchen /w island, granite countertops, stainless steel appliances & pantry. Dining & bar area are perfect for entertaining! Lounge in the generous living room /w sliding doors leading to the west-facing wrap around balcony, perfect for evening sunsets! The bedroom level features convenient upstairs laundry. Relax in the spacious primary suite, offering ample room for a king bed, walk in closet as well as 4 pc ensuite with pond & tree views. This well-maintained home also includes upgraded lighting & fixtures. Mosaic Vista is across the street from the vibrant Chappelle Gardens Residents Association with splash park, hockey rink, basketball, pickleball court & many events! Walk to groceries, restaurants, daycare, spa, golf, transit and so much more. Welcome Home!

Directions

Living Boom	E 20v2 04		Bedroom 3	2.68x4.03	U	Dath#	# == == =	1.1	Enc	Lova		CaM.	SF
Living Room Dining Room	5.30x3.94 5.26x2.51	U		2.0084.03	0	<u>Bath#</u> 1	<u>+ pcs</u> 2	<u>Lvi</u> U	<u>Ens</u> No	<u>Leve</u> Main	-	<u>SqM</u>	<u> 3</u>
Kitchen	4.23x4.80	•	Flex Space	5.21x 3.00	м	2	4	U	No	Uppe			
Family Room		0	riex space	5.217 5.00	1.1	3	т 4	U	Yes		e Grd		
Den						4	т	0	165	Lowe			
Bonus Room						5					w Grd		
Primary Bedr	m 4 13x4 86	U				6					ir AG	157 94	1,700.07
Bedroom 2	2.53x3.57	U				7					nished :		1,700.07
Heat Source						Const	ructio	• •	Vood Fr			0	
Heat Type	Forced Air-1					Basen			lone		o Basem	ont	
Foundation	Concrete Slab					Separ		-	No	/ 110	U Dasen	ient	
Roof Type	Asphalt Shingle	c				2nd S			10	D	ormit B	By Selle	r No
Exterior	Stone, Vinyl Garage S					-	lo		ermit	y Selle			
Flooring	Carpet, Ceramic	- Tile	Hardwood			-	n Suit		10	-	ermit		
Features				Parking-Visitor, Pa	tio.	Lot Sh		. .		-	ront Ex	nsure	West
	closet Organizers, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, See Remarks		Lot Si		1 1	68.93		x D (m	-	X			
						Zonin				•	x 2 (·)	~
						-	s mount		3,158.9	5 /	2024		
				form Type									
						Confo							
Goods Incl	Dishwasher-Bui	lt-In,	Dryer, Garage Co	ntrol, Garage Oper	ner,	Goods		F	Baby gat	es, sec	rurity ca	meras. V	video
	Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds						Baby gates, security cameras, video doorbell						
						Warra	nty	ſ	lone				
						Firepl	ace	١	'es				
Site Features Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See		FP Fu	el	E	Electric								
		enance	FP Ty	pe	۱	Vall Mo	unt						
		ortation, Recreation Use, Schools, Shopping Nearby, See			HOA	/N	Ŋ	Yes					
	Remarks		·				-	hd s	447.30	/ Ai	nnually		
Parking	Double Garage	Attac	ched			HOA F	ee Ind	ls /	Amenitie	es w/H0	OA, Reci	reation F	acility
_													

Road Access	Paved	Park Encl/Tot 2 / 2	Garage Dim 17.5x20.1ft
Condo Name	Mosaic Vista	Floor Location	Floor#
Condo Fee	\$365.34 Fee Schedule Monthly	#Floors in Build	Elevator
Fee Includes	Insur. for Common Areas, Landscape/Snow Removal, Profession		es Min Age
	Management, Reserve Fund Contribution, Utilities Common Area	^{S,} Titled Storage M	lo
	Land/Snow Removal Common	Parking Type	I/A
		Unit Exposure	, S, W