



Edmonton **Chappelle Area** **LP: \$400,000**
 434 CHAPPELLE DR SW T6W 0Z4 **SP:** **M**

Listing ID # E4490423 **ACTIVE**
Building Type Residential Attached
Style 2 Storey
Year Built 2013
Full Baths 3
Half Baths 1
Total Baths 3.1
Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 132.52
Tot Flr AG SqFt 1,426.45

[URL-Virtual Tour](#) [URL-Brochure](#)

NO CONDO FEES in this stylish family home in one of the city's most amenity-rich communities! This well-designed home offers a thoughtful layout that maximizes every inch of space. Step inside to the bright & open main floor through the living room, kitchen, and dining area overlooking a spacious backyard. A convenient 2-piece bath near the rear entry finishes the main floor. Upstairs you'll find 3 bedrooms plus a flex space with a window that is unique to end units. The primary bedroom features a large window under a raised ceiling detail for a modern and open feel. Downstairs, the fully finished basement includes a cozy living area, bathroom with lighted jet tub, and a large storage room with potential to be a fourth bedroom. Don't forget about all that space for equipment, toys, and cars in your double garage, plus plenty of street parking for your guests. In the summer, you can relax in your private fenced yard, or head out to one of the many beautiful parks and playgrounds in the area!

Directions

| Living Room | 4.6 x 5.72 | M | Bedroom 3 | 2.7 x 3.7 | U | Bath# | #pcs | Lvl | Ens | Level | SqM | SF |
|---------------|-------------|---|-----------|-----------|---|-------|------|-----|-----|------------|--------|----------|
| Dining Room | 3.09 x 3.99 | M | Bedroom 4 | | | 1 | 4 | U | Yes | Main | | |
| Kitchen | 2.72 x 4.45 | M | | | | 2 | 4 | U | No | Upper | | |
| Family Room | | B | | | | 3 | 2 | M | No | Above Grd | | |
| Den | | | | | | 4 | 3 | B | No | Lower | | |
| Bonus Room | 2.71 x 2.43 | U | | | | 5 | | | | Below Grd | | |
| Primary Bedrm | 3.67 x 3.69 | U | | | | 6 | | | | Tot Flr AG | 132.52 | 1,426.45 |
| Bedroom 2 | 2.96 x 3.65 | U | | | | 7 | | | | # Finished | 3 | |

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Laminate Flooring
Features On Street Parking, No Smoking Home
Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** South
Lot Size SqM 281.86 **F x D (m)** x
Zoning
Tax Amount \$3,913.68 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Goods Excl

Warranty

Fireplace No
FP Fuel
FP Type
HOA Y/N Yes
HOA Fee/Schd \$100.00 / Annually
HOA Fee Incls Amenities w/HOA, Recreation Facility

Site Features Airport Nearby, Fenced, Public Transportation, Schools, Shopping Nearby

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot / **Garage Dim**

| Condo Name | Floor Location | Floor# |
|--------------|------------------|----------|
| Condo Fee | #Floors in Build | Elevator |
| Fee Includes | Balcony/Terrace | Min Age |
| | Titled Storage | |
| | Parking Type | |
| | Unit Exposure | |