



Edmonton

1241 CHAPPELLE BV SW

Chappelle Area

T6W 3R1

LP:

SP:

\$450,000

M

Listing ID #

E4501041

Building Type

Detached Single Family

Style

2 Storey

Year Built

2016

Full Baths

2

Half Baths

1

Total Baths

2.1

Tot Flr AG SqFt

1,668.10

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

Full

Basement Dev

Unfinished

Tot Flr AG SqM

154.97

ACTIVE

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

This Chappelle beauty is ready for a new family! With 1668 square feet on two levels, the rooms all feel wonderfully spacious. Morning sun pours into the large living room thanks to the northeast exposure, while the dining room enjoys afternoon sun from the southwest. The kitchen is the heart of any home, and it's never been truer than in this floor plan! There's a large breakfast bar to enjoy casual meals and loads of counter space for meal prep and entertaining. Upstairs you'll find a spacious primary bedroom with a luxurious 5-piece ensuite bath and walk-in closet. The two additional bedrooms are also roomy, and there's a 4-piece bath to serve them. A big bonus of this plan is the second floor laundry room! Downstairs is open and undeveloped, ready for your future plans. The back yard is already fenced and landscaped, and there's a double garage as well! Just a stroll away from paved neighbourhood trails and beautiful green spaces, this is a home you'll enjoy for years to come!

Directions

Living Room	5.75x5.36	M	Bedroom 3	2.86x2.74	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.92x3.11	M	Bedroom 4			1	5	U	Yes	Main	76.88	827.54
Kitchen	3.83x2.23	M	Laundry Room	2.08x1.76	U	2	2	M	No	Upper	78.09	840.56
Family Room						3	4	U	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.82x3.69	U				6				Tot Flr AG	154.97	1,668.10
Bedroom 2	4.83x2.91	U				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete Slab

Roof Type

Asphalt Shingles

Exterior

Vinyl

Flooring

Carpet, Vinyl Plank

Features

No Smoking Home

Construction

Wood Frame

Basement

Full / Unfinished

Separate Ent

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Rectangular

Lot Size SqM

283.19

Zoning

Tax Amount

\$4,638.63 / 2025

Conform Type

Real Property Report With Compliance

Conform Year

2017

Permit By Seller

Permit

Permit

Front Exposure

Northeast

F x D (m)

7.51 x 35.04

Goods Incl

Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl

Warranty

Fireplace

Yes

FP Fuel

Electric

FP Type

Tile Surround

HOA Y/N

Yes

HOA Fee/Schd

\$434.09 / Annually

HOA Fee Incls

Amenities w/HOA

Site Features Fenced, Landscaped

Parking Double Garage Detached

Road Access Paved Driveway to House

Park Encl/Tot 2 / 2 Garage Dim

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