

Courtesy Of Dave Cousins Of RE/MAX River City

## **\$399,900 - 1284 Chappelle Boulevard, Edmonton**

MLS® #E4452736

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle Gardens! This Brookfield Street townhouse, with no condo fees, offers 1,397 sq/ft of modern living. Open-concept main floor features a spacious great room, dining area, and kitchen with a stunning 9' island. Large windows bring in plenty of light and you will love the granite counters and storage space in the kitchen! Upstairs includes a large primary suite with walk-in closet and 4pc ensuite, plus two additional bedrooms, convenient upper laundry, and another full bath. Full basement is ready for your vision! Upgrades include laminate/tile flooring, granite countertops, extended cabinets, 6pc stainless steel appliance package, full landscaping, and double detached garage. Located in the vibrant Heritage Valley area.

Built in 2016

### **Essential Information**

MLS® #	E4452736
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1284 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y8

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on August 15th, 2025 at 12:48pm MDT