

Courtesy Of Janet S Olson Of Real Broker

# \$459,000 - 1117 Chappelle Boulevard, Edmonton

MLS® #E4457770

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft  
Single Family on 0.00 Acres

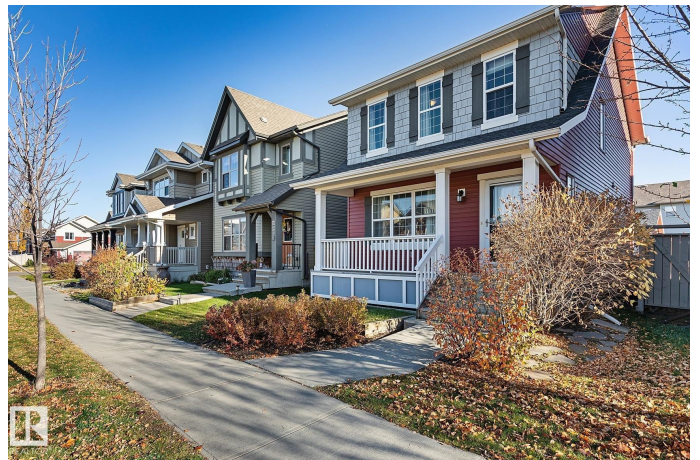
Chappelle Area, Edmonton, AB

Built in 2011 and located in the popular, family-friendly community of Chappelle, this former showhome offers a charming front veranda, built-in speaker system throughout, central A/C and central vac system. As you step inside, a spacious entryway leads to an open concept living room and dining room. The kitchen features stainless steel appliances and a walk-in pantry. A 3-sided fireplace adds to the main floor's appeal along with engineered hardwood flooring throughout. Upstairs you will find a convenient laundry room and 3 bedrooms, with the primary bedroom boasting a 3 pc ensuite. The kitchen leads out to a deck - perfect for enjoying the spacious, tranquil backyard. An oversize detached garage completes this property. The basement is an open canvas, waiting for your finishing touch. It has an extra window and is roughed in for a bathroom. This home is definitely a MUST SEE!

Built in 2011

## Essential Information

MLS® #	E4457770
Price	\$459,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1117 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Middle	Donald R. Getty School
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### **Additional Information**

Date Listed	September 14th, 2025
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Days on Market	52
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Zoning	Zone 55
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Listing information last updated on November 5th, 2025 at 3:17am MST