

## \$425,000 - 8130 Chappelle Way, Edmonton

MLS® #E4440533

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This immaculate and well-kept home offers a bright, open layout and thoughtful design throughout. The main floor welcomes you with 9'™ ceilings, laminate flooring, and plenty of natural light. The spacious living room flows seamlessly into the dining area and U-shaped kitchen, and a convenient half bath completes the main level. Upstairs, you'll find a large primary bedroom featuring a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a 4-piece main bathroom provide comfortable living space for the whole family. The unfinished basement offers endless possibilities, already equipped with a rough-in for a future bathroom. Outside, enjoy a fully fenced yard that leads to a double detached garage for secure parking and additional storage. Best of all—NO CONDO FEES! Located near a K-9 school and surrounded by great neighbours, this home combines functional living space, modern features, and a welcoming community.

Built in 2017

### Essential Information

MLS® #	E4440533
Price	\$425,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	8130 Chappelle Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R2

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        32  
Zoning                    Zone 55

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