

## \$449,000 - 520 Chappelle Drive, Edmonton

MLS® #E4440563

**\$449,000**

4 Bedroom, 3.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this charming 2-storey rowhome with a big driveway in the sought-after community of Chappelle! Built in 2011, this beautifully maintained property offers over 1,400 sq ft of above-grade living space with a fully finished basement—featuring a total of 4 bedrooms and 3.5 bathrooms. The main floor boasts a bright open-concept living and dining area, a functional kitchen with built-in dishwasher, and a convenient 2-pc bath. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a 4-pc ensuite. The fully finished basement offers a 4th bedroom, an additional full bath, and extra living space—perfect for guests or a home office. Enjoy the west-facing backyard for evening sunsets and take advantage of the large driveway with a double attached garage. Located near schools, shopping, and major routes, this home blends comfort and accessibility in a fantastic location.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440563  |
| Price      | \$449,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,438                |
| Acres          | 0.00                 |
| Year Built     | 2011                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 520 Chappelle Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2B4             |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 32

Zoning Zone 55

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Listing information last updated on July 7th, 2025 at 1:17am MDT