

## \$399,500 - 8130 Chappelle Way, Edmonton

MLS® #E4451759

**\$399,500**

3 Bedroom, 2.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

NO CONDO FEES! This well cared for townhouse offers 3 bedroom, 2.5 bath & a double garage. Offers a bright, open-concept wth 9'™ ceilings and durable laminate flooring throughout the main level. The spacious living room flows into a U-shaped kitchen and dining area—ideal for daily life and entertaining. A 2-piece powder room adds convenience. Upstairs, the large primary bedroom includes a walk-in closet and private 3-piece ensuite. Two more bedrooms and a 4-piece bath offer space for family or guests. The unfinished basement has a bathroom rough-in, ready for future development. Enjoy a fully fenced backyard and double detached garage for secure parking and storage. Located near a K&#8209;9 school in a welcoming, established neighborhood. No condo fees—just modern, functional living in a great location!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451759  |
| Price      | \$399,500 |
| 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    |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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, Vinyl                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

Days on Market 88

Zoning Zone 55

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