

## **\$325,000 - 50 1140 Chappelle Boulevard, Edmonton**

MLS® #E4429713

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Location, location, location! This beautiful townhouse is perfectly located within walking distance to schools, playground/park, shopping and public transportation. The open concept main floor is ideal for both everyday living and entertaining friends and family. You'll love the spacious kitchen with tons of cupboards, stainless steel appliances and large island with extra seating. The dining area can fit a nice big table for gathering too, and is right next to the living room where you can relax and cozy up next to the beautiful fireplace. Upstairs holds all the space you need, including the primary bedroom with walk-in closet and 3 piece ensuite, two additional bedrooms, and a full 4 piece bathroom. The basement has laundry and extra storage and leads out to your attached double garage. All of this, plus access to the fantastic amenities associated with membership to the Chappelle Gardens HOA!

Built in 2015

### **Essential Information**

MLS® #	E4429713
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	50 1140 Chappelle Boulevard
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z3

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	437.3
HOA Fees Freq.	Annually
Condo Fee	\$301



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