

## \$689,900 - 3057 Coughlan Lane, Edmonton

MLS® #E4437211

**\$689,900**

4 Bedroom, 3.50 Bathroom, 2,295 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

### RENTAL INCOME & GARAGE SUITE!

Welcome to a uniquely amazing 2-storey that fronts green space and includes a rare one bedroom self contained 500sf Garage SUITE with balcony on top of the HEATED ATTACHED DOUBLE GARAGE. Use the one bedroom suite as a mortgage helper, investment, or retirement income! This home offers that highly sought-after open concept floor plan with HUGE open island kitchen featuring upgraded Cabinets, tall and large windows allowing for a bright and airy living room flow! Completing the main level is rear DECK ideal for summer BBQing. In addition to the 3 bedrooms upstairs, you'll find upgraded carpets, beautiful tiled floors in the bathroom & a primary suite with huge walk-in closet with a window. Chappelle has a Family Community Center, beautiful green spaces, skating rink, splash park, schools even a tool shed, all with quick access to many of south Edmonton's amenities including Windermere shopping & entertainment. This unique property is a must see to be truly appreciated.

Built in 2021

### Essential Information

MLS® # E4437211

Price \$689,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,295                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3057 Coughlan Lane |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0C3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 55        |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT