

## \$410,000 - 1292 Chappelle Boulevard, Edmonton

MLS® #E4456535

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

With NO condo fees this home is perfectly located in the much sought after area of Chappelle, this beautiful 3 bed. 2.5 bath home is move in ready! This corner unit boasts a bright and open living/dining area with a electric fireplace in the living room for your enjoyment during the cool evenings coming our way. For the warm summer nights? Central air will keep you comfortable! The kitchen welcomes you with upgraded counter tops, appliances, and lighting, with plenty of counter space and cabinets. Perfect for entertaining, or a quiet evening with family. Off of the kitchen you will find access to your large privately fenced yard with a gorgeous deck that was added this year. Upstairs are 3 well sized bedrooms. You will love the master bedroom with its large walk in closet and ensuite! Your laundry room is also conveniently located upstairs. The basement is waiting and ready to be finished with your own flair. Located near shopping, dining, parks, schools and public transit. This home has it all!

Built in 2016

### Essential Information

MLS® # E4456535

Price \$410,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,343                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1292 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T3W 3S1                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Glass Door                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty School   |
| Middle     | Donald R. Getty School   |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 55             |
| HOA Fees       | 426                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 18th, 2025 at 12:02am MDT