

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

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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 | 24              |
| Zoning         | Zone 55         |
| HOA Fees       | 437.3           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$301           |

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Listing information last updated on May 2nd, 2025 at 5:02pm MDT