

## \$409,900 - 6863 Cardinal Link, Edmonton

MLS® #E4448254

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

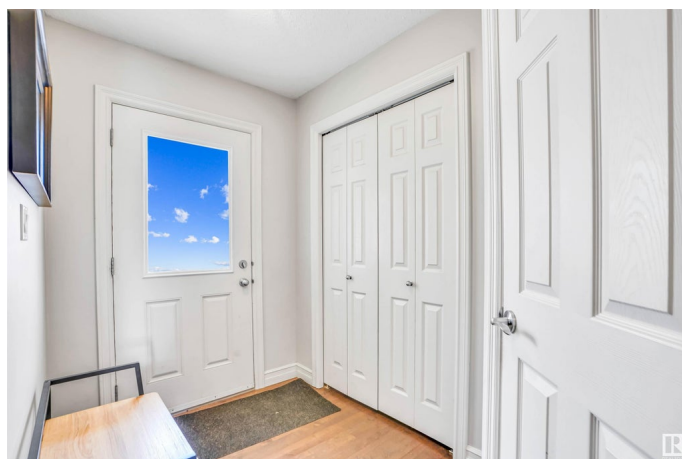
Chappelle Area, Edmonton, AB

Immaculate half duplex in Chappelle, SW Edmonton! This 2-storey home offers over 1300 sqft of living space. It features 3 spacious bedrooms, including a master suite with a walk-in closet and 3pc ensuite. Another full bathroom is upstairs, with a 2pc on the main for guests. The main floor boasts hardwood throughout and a kitchen with a large island and granite countertops. The living room offers plenty of space to relax. The basement has a large living room, ideal for gatherings. Enjoy the convenience of an attached garage and a large front driveway with ample visitor parking. The massive backyard and back deck are perfect for entertaining or enjoying a quiet coffee. Whether it's your first home, you're downsizing, or seeking an investment, this home truly checks all the boxes!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448254  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,326     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6863 Cardinal Link |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1Z1            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Single Garage Attached             |

### 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                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 17       |
| Zoning         | Zone 55  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:17am MDT