

# \$764,000 - 7414 Chivers Crescent Sw, Edmonton

MLS® #E4453223

**\$764,000**

5 Bedroom, 4.00 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Experience modern comfort in southwest Edmonton's desirable Chappelle community! This almost 2,250 sqft home features a bright open-concept main floor with a gourmet kitchen boasting quartz countertops and ample cabinetry, a dedicated home office, main floor bedroom with full bath, and a cozy living room with fireplace—perfect for gathering with family and friends. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired ensuite, plus a versatile rec room and convenient laundry. The fully finished LEGAL BASEMENT offers two additional bedrooms, its own kitchen, laundry, and a large rec area—ideal for extended family living or rental income. A second kitchen in the oversized double garage adds extra versatility, while a sundeck, custom patio, and beautifully maintained backyard create the perfect outdoor retreat. All this just steps from parks, paths, schools, and shops, with quick access to Anthony Henday and the airport.

Built in 2021

## Essential Information

MLS® # E4453223

Price \$764,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,246                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7414 Chivers Crescent Sw |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 4M2                  |

### Amenities

|                |                                                                                                                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplaces        | Insert                                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                      |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 15th, 2025

Days on Market        34

Zoning                      Zone 55

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Listing information last updated on September 18th, 2025 at 7:02am MDT