

## \$469,000 - 1117 Chappelle Boulevard, Edmonton

MLS® #E4457770

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Built in 2011 and located in the popular, family-friendly community of Chappelle, this former showhome offers a charming front veranda, built-in speaker system throughout, central A/C and central vac system. As you step inside, a spacious entryway leads to an open concept living room and dining room. The kitchen features stainless steel appliances and a walk-in pantry. A 3-sided fireplace adds to the main floor's appeal along with engineered hardwood flooring throughout. Upstairs you will find a convenient laundry room and 3 bedrooms, with the primary bedroom boasting a 3 pc ensuite. The kitchen leads out to a deck - perfect for enjoying the spacious, tranquil backyard. An oversize detached garage completes this property. The basement is an open canvas, waiting for your finishing touch. It has an extra window and is roughed in for a bathroom. This home is definitely a MUST SEE!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457770  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,436                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1117 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 0Y9                  |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Over Sized                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|        |                        |
|--------|------------------------|
| Middle | Donald R. Getty School |
|--------|------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 55              |

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Listing information last updated on September 15th, 2025 at 5:47am MDT