

## \$435,000 - 8149 Chappelle Way, Edmonton

MLS® #E4451698

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stylish and modern 2017-built home located in the heart of Chappelle. Thoughtfully designed, this residential attached property features 3 bedrooms, 2.1 bathrooms, a FULLY FINISHED BASEMENT, and a detached DOUBLE CAR GARAGE. The open-concept main floor showcases a contemporary kitchen with 3 cm quartz countertops, a spacious island, and sleek finishes throughout. With NO CONDO FEES, this home offers a great blend of comfort, style, and value. From the moment you step inside, youâ€™ll feel the â€œWOWâ€• factor. This move-in ready home is just STEPS FROM A SCHOOL and conveniently close to shopping, parks, and everyday amenitiesâ€”perfect for busy families or professionals. Whether you're entering the market as a first-time buyer or expanding your investment portfolio, this home is a smart and attractive choice in one of Edmontonâ€™s most in-demand communities.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451698  |
| Price     | \$435,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,389                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8149 Chappelle Way |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3L7            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| 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    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |

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Listing information last updated on August 20th, 2025 at 4:48pm MDT