

## \$490,000 - 1271 Chappelle Boulevard, Edmonton

MLS® #E4458754

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful 3 bedroom, 2.5 bathroom single family home with a double detached garage, ideally situated in the highly sought-after community of Chappelle. From the moment you step inside, youâ€™ll be impressed by the bright and inviting open-concept layout. The spacious living room is filled with natural light from the large front window and features a sleek electric fireplace, creating the perfect space to relax or entertain. Few stairs up, youâ€™ll find the stunning kitchen, complete with a large quartz island, stainless steel appliances, and stylish cabinetry. The adjoining dining area is equally impressive, showcasing another large window that overlooks the backyard, an ideal spot to enjoy family meals with a view. Upstairs, the well-sized primary suite offers a walk-in closet and a private 4-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and a versatile family/bonus room complete the upper level, providing plenty of space for everyone.

Built in 2016

### Essential Information

MLS® # E4458754

Price \$490,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,672                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1271 Chappelle Boulevard |
| Area        | Edmonton                 |
| Subdivision | Chappelle Area           |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 3R1                  |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Detectors Smoke |
| Parking   | Double Garage Detached             |

### 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                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 55              |
| HOA Fees       | 429                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 30th, 2025 at 4:17pm MDT