

## \$419,900 - 8144 Chappelle Way, Edmonton

MLS® #E4454454

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,446 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Live the good life in Chappelle with this stunning 3 bedroom, 2.5 bath home, complete with 9'™ ceilings and a double detached garage. Designed for style and function, the open-concept main floor offers a bright and spacious living room that flows into a modern kitchen featuring sleek cabinetry, quartz countertops, a functional island, and ample storage – perfect for entertaining or everyday living. Upstairs, the tranquil primary suite includes a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and convenient upstairs laundry provide comfort for the whole family. The basement is ready for your personal touch, offering excellent future potential. Outside, enjoy the private yard from your deck. The area has the charm of a vibrant, family-friendly neighborhood with parks, trails, and schools just steps away. With shopping, amenities, plus 41 Ave, the QE2, and the Anthony Henday just minutes away. This home delivers both convenience and value – plus the bonus of NO CONDO FEES!

Built in 2017

### Essential Information

MLS® # E4454454

Price \$419,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,446                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8144 Chappelle Way |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3K8            |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, See Remarks |
| 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                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                          |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 67                |
| Zoning         | Zone 55           |

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Listing information last updated on October 28th, 2025 at 4:02am MDT