# \$460,000 - 9964 Cardinal Road, Edmonton

MLS® #E4446097

#### \$460,000

3 Bedroom, 2.50 Bathroom, 1,368 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Excellent location 2 story Half Duplex in Chappelle with over 1360 SQF above grade, backing on a green space & a pond with walkout Developed Basement to a beautiful patio. On the main level there is a good size Kitchen with Granite counter top and stainless steel appliances opened concept to the Nook & bright living room with Tile surrounded fire place, facing the view to the green space and pond with access to the gorgeous Balcony. Upstairs you have the large master bedroom with it's own en-suite, two other good size bedroom and main bathroom plus a good size loft. The house has a large fenced backyard that face the pond, attached garage, close to transportation, walking trails, shopping center and easy access to the highway and airport



Built in 2015

#### **Essential Information**

MLS® #	E4446097
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.00

Year Built	2015
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	9964 Cardinal Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y4

## Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors
	Smoke, No Animal Home, No Smoking Home, Walkout Basement
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom		
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,		
	Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,		
	Stove-Electric, Washer - Energy Star, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		

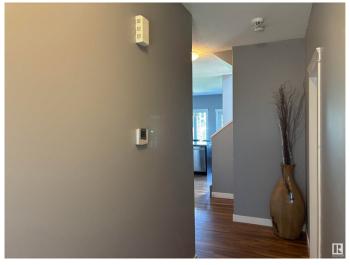
#### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	July 5th, 2025
-------------	----------------

Days on Market	1
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 1:32pm MDT