

Courtesy Of Brett Finnie Of Initia Real Estate

## \$429,900 - 8273 Chappelle Way, Edmonton

MLS® #E4464129

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

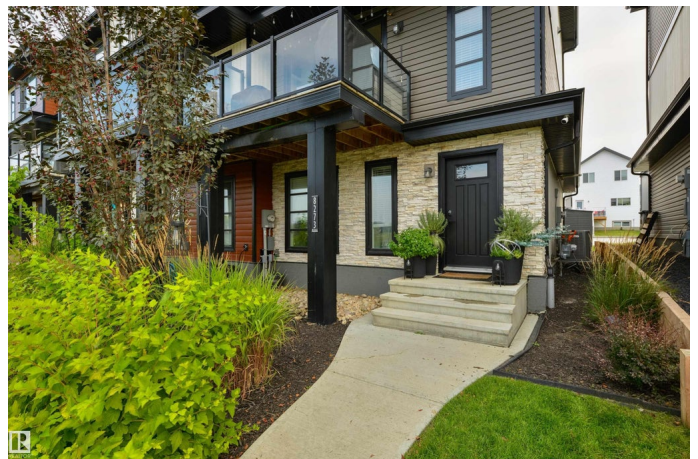
End-unit with 3+1 beds, 3 baths, A/C and PARK/LAKE VIEWS, and NO FEES! EXTENSIVE green space sits directly across the street: your family's playground for dog walks, scooters, and post-work resets. Bordering the Whitemud Creek Ravine and facing its restored conservation area, enjoy trails, wildlife, and open air. An elevated deck looks over the green space and lake: perfect from morning coffee to sunset suppers. Inside, a modern linear kitchen has stone counters, upgraded cabinets/appliances, a glass-wall, and designer lighting. Custom wall details and a SHOWPIECE TV area with decor shelves and lime-wash finish add warmth. Upstairs, the primary features a STEAM SHOWER; bedroom-level laundry keeps routines easy. Lower level adds a bedroom/office or gym, with matte-black hardware elevating every touch. Upgraded garage storage becomes a gear hub: bikes and lake-day kits, ideal with the park at your door. Walk to SCHOOL, grocery, and shops; take advantage of the recent interest-rate drop and make this HOME!

Built in 2018

### Essential Information

MLS® # E4464129

Price \$429,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,465                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8273 Chappelle Way |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1A6            |

### Amenities

|               |                                                       |
|---------------|-------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft.                        |
| Parking       | Double Garage Attached, Front Drive Access, Insulated |
| Is Waterfront | Yes                                                   |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                     |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Creek, Landscaped, Park/Reserve, Schools, Shopping Nearby, Ski Hill Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 2nd, 2025 at 10:47am MST