

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

MLS® #E4458754

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,672 sqft  
Single Family on 0.00 Acres

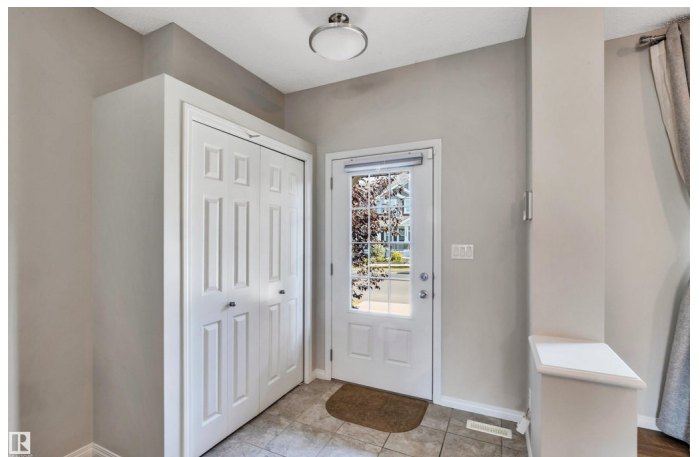
Chappelle Area, Edmonton, AB

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, you'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, you'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	12
Zoning	Zone 55
HOA Fees	429
HOA Fees Freq.	Annually

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Listing information last updated on October 2nd, 2025 at 2:02am MDT