

## \$849,900 - 4136 Charles Link, Edmonton

MLS® #E4438008

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,816 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this Luxurious Walk-Out Home, Backing onto Pond/Trees in Chappelle. Enter through the Open to Above Foyer lit by Crystal Chandelier. Living room and dining room both have Floor to Ceiling Windows, Overlooking the Beautiful View. Host your next BBQ on the Large Balcony. The Kitchen has a Large Center Island w/ built-in Wine Racks, Designer Appliances and Walk-through Pantry to the mud room. Down the hall, there's a Full 4pc Bath next to the 4th Bedroom/Office w/ Full Closet & Window. Up the stairs, there's a Spacious Bonus Room, perfect for family entertainment. The Primary Suite has Additional Windows, WIC, 5pc. Ensuite that comes w/ Jetted Tub. Down the hall, the 2nd Bedroom also comes with its own 4pc. Ensuite & WIC. The 3rd Bedroom w/ WIC and another 4pc. Main Bath completes the upper level. Unfinished Basement is Spacious & Open. The Oversized Garage has Bright Lighting, Painted Walls/Ceilings & Epoxy Flooring. Conveniently located within Walking Distance to K-9 School.

Built in 2015

### Essential Information

MLS® # E4438008

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,816                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4136 Charles Link |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0Z5           |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Front Porch, Walkout Basement |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |
| Is Waterfront  | Yes                                                             |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Garth Worthington School |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 55        |
| HOA Fees       | 100            |
| 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 June 9th, 2025 at 6:17pm MDT