

## \$779,999 - 413 Chappelle Drive, Edmonton

MLS® #E4446178

**\$779,999**

4 Bedroom, 3.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled on a sprawling 10,372 sqft lot, this elegant 4-bedroom, 3½-bath executive bungalow is designed for sophisticated comfort, with soaring 10-foot ceilings on the main floor and 9-foot ceilings in the fully finished lower level, where two additional bedrooms, a full bath, and a generous family room with a bar and fireplace create the perfect gathering space; warm cork flooring, a gas fireplace, and abundant natural light define the main-level living area, while the modern chef's kitchen—featuring stainless steel appliances, granite countertops, and a walk-through pantry—effortlessly blends culinary convenience with contemporary style; each primary-level bedroom includes a private ensuite for added luxury, and the backyard unveils a serene retreat: a large deck with Gazebo, a custom wood-fired stove, flourishing vegetable garden, mature fruit trees, and lush perennials that invite alfresco entertaining or quiet reflection amidst nature.

Built in 2011

### Essential Information

MLS® # E4446178

Price \$779,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,697
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	413 Chappelle Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Garth Worthington School
Middle	Garth Worthington School
High	Dr. Anne Anderson High Sch

### Additional Information

Date Listed	July 4th, 2025
Days on Market	23
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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