# \$519,000 - 7209 Chivers Place, Edmonton

MLS® #E4448011

#### \$519,000

3 Bedroom, 2.50 Bathroom, 1,733 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 7209 Chivers Place, a stunning half-duplex nestled in the vibrant community of Chappelle! This beautifully maintained home offers 3 spacious bedrooms, 2.5 bathrooms, and a bonus room upstairs. Step inside to a bright and modern open-concept main floor, featuring a contemporary kitchen with sleek finishes, ample cabinetry, and a large island ideal for entertaining. The inviting living and dining areas flow seamlessly to the outdoors, where you'II find a fully landscaped and fenced backyard complete with a finished deck. Enjoy the added convenience of a side entrance, offering great potential for a future basement suite. Located on a quiet street in the heart of Chappelle, you're just minutes away from schools, parks, trails, shopping.Whether you're a first-time buyer, young family, or savvy investor, this home checks all the boxes. Don't miss your chance to own in one of southwest Edmonton's most desirable neighborhoods!

Built in 2020

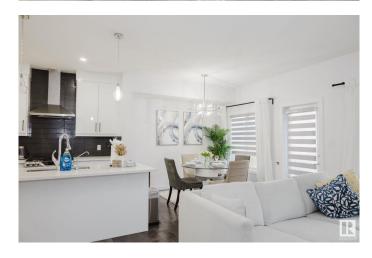
#### **Essential Information**

MLS® # E4448011 Price \$519,000

Bedrooms 3







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,733 Acres 0.00 Year Built 2020

Type Single Family Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 7209 Chivers Place

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4L4

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl
Exterior Features See Remarks
Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 16th, 2025

Days on Market 11

Zoning Zone 55

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Listing information last updated on July 27th, 2025 at 6:47am MDT