

## \$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	26
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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