

# \$185,000 - 309 5370 Chappelle Road, Edmonton

MLS® #E4439880

**\$185,000**

1 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

"Civil Enforcement Sale" Tenant occupied investment property being sold "Sight Unseen, Where-Is, As-Is". The subject property is purported to be in good condition with 1 bedroom + Den, 2 bathrooms, and Rental income of \$1525/mth (mth to mth lease) which includes use of the titled underground parking stall. Tenants must be assumed as Consolidated Civil Enforcement will Not conduct an eviction. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect both the Owner's and Tenant's situation.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439880  |
| Price          | \$185,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 844       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 309 5370 Chappelle Road |
| Area        | Edmonton                |
| Subdivision | Chappelle Area          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3L5                 |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 55        |



|                |          |
|----------------|----------|
| HOA Fees       | 426      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$473    |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT