

## \$405,800 - 8085 Chappelle Way, Edmonton

MLS® #E4456237

**\$405,800**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this spotless, move-in ready END UNIT with NO condo fees in the desirable community of Chappelle, located right across from Donald R. Getty School! From the moment you step inside, youâ€™ll notice how immaculately maintained and freshly cleaned this home is. The main floor boasts 9â€™ ceilings, an open-concept layout, and a stylish kitchen with granite countertops throughout, ceiling-height cabinetry, and a spacious island. Upstairs features 3 bedrooms, including a generous primary suite with a walk-in closet and private ensuite, plus 2 additional bedrooms, a full bath, and convenient SECOND-FLOOR laundry. This home has been thoroughly prepared for new owners with professional furnace duct cleaning (Sep 1), a full deep clean (Sep 2), and carpet steam clean (Sep 3). The property is complete with a double detached garage and low-maintenance yard, making it both practical and inviting. Truly move-in ready with nothing left to do but unpack and enjoy!

Built in 2016

### Essential Information

MLS® # E4456237

Price \$405,800

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,442                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8085 Chappelle Way |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3L7            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                11

Zoning                              Zone 55

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 September 15th, 2025 at 11:47pm MDT