

## \$469,000 - 7111 Cardinal Way, Edmonton

MLS® #E4417953

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,415 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*\*TWO MASTER SUITES!\*\*** Third bedroom located in the basement. Welcome to this bright and spacious single-family home located in the sought-after Chappelle Gardens community. A beautifully finished basement ft a 3rd bedroom and a detached double-car garage. The open-concept main floor boasts 9-foot ceilings, allowing natural light to flood the home, creating a bright and inviting atmosphere throughout. The well-designed layout features a spacious living room, large dining room and a kitchen with ample counter space that leads out to the deck and private backyard. Additional highlights include central air conditioning, upstairs laundry, a finished basement, rec room, home office, extra storage, and a fully fenced yard providing both privacy and space for outdoor activities. Located in the family-friendly Chappelle Gardens, you'll enjoy access to walking trails, parks, 2 k-9 schools, a brand new high school and nearby amenities!

Built in 2011

### Essential Information

MLS® #	E4417953
Price	\$469,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,415
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7111 Cardinal Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z3

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	81
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 1:47am MDT