

Courtesy Of Oksana Liva Of RE/MAX River City

# \$199,900 - 305 5390 Chappelle Road, Edmonton

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MLS® #E4428166

**\$199,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Chappelle, one of 2024 hottest selling Edmonton neighbourhoods! This 2 bedroom, 2 bathroom + den/flex space, 759 sqft condo offers the perfect blend of modern finishes & functional design. Parking is a breeze w/ TWO stallsâ€”one titled underground & one assigned surface. Step inside to find NO CARPET, low-maintenance flooring throughout! The open-concept living area is bathed in natural light w/ large windows showcasing serene views of the walking trail. Your spacious private balcony is the perfect spot to unwind. The modern kitchen features sleek granite countertops, SS appliances & functional peninsula, perfect for extra seating. The primary bedroom is generously sized & features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is well-proportioned, ideal for guests or a home office. The den/flex space has been transformed into an ultra-functional mudroom, complete w/ large IKEA built-ins for incredible storageâ€”a rare & practical feature! Small Pet Friendly Building



Built in 2016

## Essential Information

MLS® #                    E4428166

Price                      \$199,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 759                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 305 5390 Chappelle Road |
| Area        | Edmonton                |
| Subdivision | Chappelle Area          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3K7                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 55          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$459            |

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Listing information last updated on April 7th, 2025 at 4:32pm MDT