

# \$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 3:47am MDT