

Courtesy Of Christina A Reid Of Century 21 Leading

# \$569,498 - 4531 Chegwin Wynd, Edmonton

MLS® #E4424904

**\$569,498**

4 Bedroom, 3.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*REAR DECK AND LANDSCAPING PROMOTION, LEGAL BASEMENT SUITE INCLUDED\*** The Belvedere is our most unique and popular home design. Offering 1665 sq. ft. of stylish and functional living in the desirable SW community of Chappelle Gardens. Facing a beautiful forested park at the front, the back features a south facing yard. Both the main floor and the ONE BEDROOM LEGAL SUITE (582 sq ft) offer 9ft and 10ft ceilings. The main floor kitchen includes a stainless steel double door fridge, GAS RANGE, chimney hoodfan, a built in microwave, and dishwasher. We've included a stainless steel appliance package (including a gas range) in the suite. The upper level features 3 spacious bedrooms and a full size laundry room. Listing photos of showhome home is under construction.

Built in 2024

## Essential Information

MLS® #	E4424904
Price	\$569,498
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,656
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4531 Chegwin Wynd
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M8

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Gas, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DONALD R. GETTY K-9
Middle	St. Thomas Aquinas K-9
High	DR. ANNE ANDERSON

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	35
Zoning	Zone 55
HOA Fees	415
HOA Fees Freq.	Annually

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Listing information last updated on April 11th, 2025 at 9:32am MDT