

Courtesy Of Oksana Liva Of RE/MAX River City

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

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 stalls—“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 storage—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	8
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$459

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Listing information last updated on April 5th, 2025 at 10:47pm MDT