

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 | 29              |
| Zoning         | Zone 55         |
| HOA Fees       | 415             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 5th, 2025 at 6:47am MDT