

## \$419,900 - 7031 Cardinal Way, Edmonton

MLS® #E4432396

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

NO CONDO FEES!! This spacious duplex offers you an open floor plan and loads of living space w. a fully developed basement! 3 bedrooms, 3.5 bathrooms, STUNNING HARDWOOD FLOORS. The kitchen has stainless steel appliances, an island, walk-in pantry and GRANITE COUNTERTOPS! Adj. eating nook w. access to PRIVATE YARD and living room is ideal for entertaining or for the children's play. Upstairs are THREE BEDROOMS, incl. primary bedroom with 3 piece ensuite and walk-in closet. Laundry on second level. FULLY DVPD BASEMENT has area for MEDIA, wet bar, and it's own 3 piece bathroom. Lots of storage too. PRIVATE YARD is fenced and has a deck and shed. Oversized, single attached garage. SOUTH FACING BACKYARD. This home is AIR CONDITIONED. Great Family Neighborhood is close to the Henday, shopping, and K-9 schools.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432396  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7031 Cardinal Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Z1           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In |
| Parking   | Front Drive Access, Insulated, Over Sized, Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 55          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 5:02pm MDT