

## \$779,999 - 413 Chappelle Drive, Edmonton

MLS® #E4446178

**\$779,999**

4 Bedroom, 3.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled on a sprawling 10,372 sqft lot, this elegant 4-bedroom, 3½-bath executive bungalow is designed for sophisticated comfort, with soaring 10-foot ceilings on the main floor and 9-foot ceilings in the fully finished lower level, where two additional bedrooms, a full bath, and a generous family room with a bar and fireplace create the perfect gathering space; warm cork flooring, a gas fireplace, and abundant natural light define the main-level living area, while the modern chef's kitchen—featuring stainless steel appliances, granite countertops, and a walk-through pantry—effortlessly blends culinary convenience with contemporary style; each primary-level bedroom includes a private ensuite for added luxury, and the backyard unveils a serene retreat: a large deck with Gazebo, a custom wood-fired stove, flourishing vegetable garden, mature fruit trees, and lush perennials that invite alfresco entertaining or quiet reflection amidst nature.

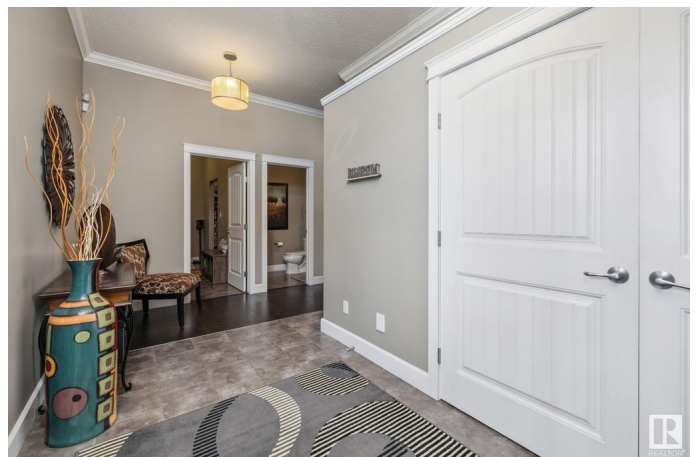
Built in 2011

### Essential Information

MLS® # E4446178

Price \$779,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,697                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 413 Chappelle Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0Z3             |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Garth Worthington School   |
| Middle     | Garth Worthington School   |
| High       | Dr. Anne Anderson High Sch |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 55        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 3:47am MDT