

## \$496,500 - 9621 Colak Link, Edmonton

MLS® #E4429101

**\$496,500**

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Budget Friendly, Brand New Home in Chappelle – Ideal Location & Modern Features! Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home in the sought-after community of Chappelle, SW Edmonton. This modern home offers a separate side entrance, making it an excellent opportunity for future development. On entrance, You step inside to a bright and inviting main floor, featuring a spacious living room, a well-appointed kitchen with stainless steel appliances, and a dining area perfect for family gatherings. Upstairs, you'll find a convenient upper-floor laundry, three generous bedrooms, and a versatile bonus room – ideal for a home office or play area. The primary bedroom boasts an ensuite bath, providing a private retreat and walk-in closet. Located in a family-friendly neighborhood, this home is within close proximity to schools, shopping plazas, walking trails, and transit, offering the perfect balance of comfort and convenience. Don't miss out on this fantastic opportunity!

Built in 2024

### Essential Information

MLS® # E4429101

Price \$496,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9621 Colak Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M5

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025

Days on Market                29

Zoning                            Zone 55

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