

## \$356,800 - 46 2905 141 Street, Edmonton

MLS® #E4433441

**\$356,800**

3 Bedroom, 2.50 Bathroom, 1,480 sqft

Condo / Townhouse on 0.00 Acres

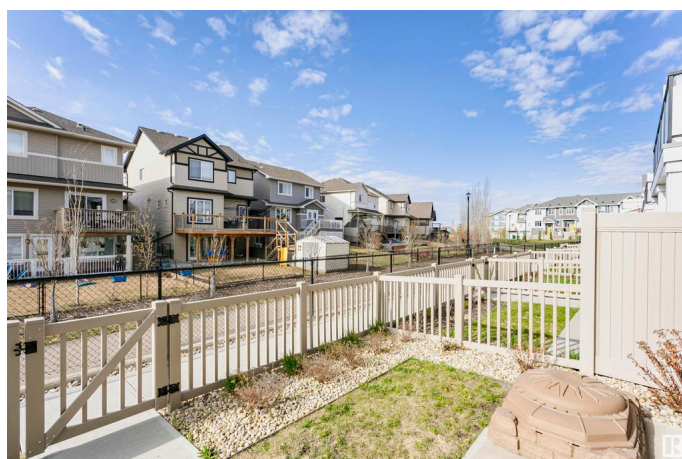
Chappelle Area, Edmonton, AB

Beautiful 3 bedroom, 2.5 bath townhome in Chappelle. Facing the walking path, the yard and patio are looking south, giving you the best light and space. One of the best spots in the complex, this unit also has AC (which you are not allowed to add to units that don't currently have it). Double garage, electric fireplace, upgraded kitchen sink, this unit has everything you're looking for at a fantastic price. Main floor flex space is perfect as an office or workout room. This home has been loved since they purchased it from the builder. Chappelle is a great community with shopping, restaurants and the community centre all within walking distance. Access to Chappelle Gardens resident facilities which include a skating rink, basketball & pickle ball courts, picnic areas, public garden plots, soccer fields, playground, splash park, mini gym, & more. Pet friendly complex! Low condo fees cover all exterior maintenance & much more!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433441  |
| Price      | \$356,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,480             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 2905 141 Street |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3W4            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$246            |

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Listing information last updated on May 2nd, 2025 at 5:47am MDT