

# **\$514,900 - 6544 Chappelle Vista, Edmonton**

MLS® #E4455745

**\$514,900**

4 Bedroom, 3.50 Bathroom, 1,522 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Modern half duplex with LEGAL basement suite in family friendly community of Chappelle. Incredible opportunity for investors or homeowners looking for a mortgage helper. Downstairs you will find a fully self-contained 1-bedroom suite by builder, Happy Planet Homes, with its own private entrance, kitchen, laundry & full bathroom. This legal suite offers exceptional flexibility & value. Main level showcases open concept layout with contemporary style & desired neutral tones throughout. Kitchen features stainless appliances, a large quartz island & plenty of storage. The living room with large windows provides tons of natural light & cozy electric fireplace with mantle. 3 upper-level bedrooms & quaint family room. Additional features include separate laundry for both units, double detached garage, quartz countertops throughout, luxury vinyl plank flooring, full landscaping, fence & great two-tiered deck in low maintenance backyard. This home is a GEM & RARE opportunity! MUST SEE!

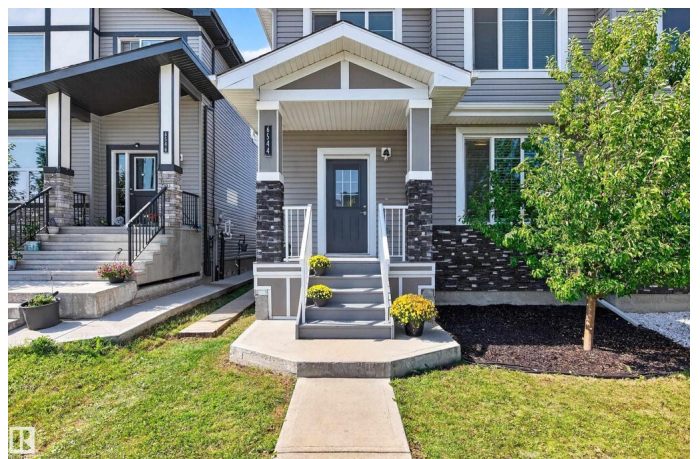
Built in 2018

## **Essential Information**

MLS® # E4455745

Price \$514,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,522         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6544 Chappelle Vista |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 4A3              |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Detached, Rear Drive Access                                                                      |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Insert, Mantel                                                                                                                             |
| Stories           | 3                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 55             |
| HOA Fees       | 100                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 19th, 2025 at 10:17am MDT