

## \$489,900 - 2587 Coughlan Road, Edmonton

MLS® #E4430457

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to one of Edmonton's most coveted communities, this home in Chappelle offers an unparalleled blend of sophistication, comfort, and convenience. As you enter the home, you are greeted by an open-concept design that boasts soaring 9ft ceilings, complemented by stunning laminate and tile flooring. The gourmet kitchen is a chef's dream, featuring quartz countertops, beautifully crafted cabinetry, a HUGE island with an extended eating bar, a walk-in pantry, and a sunlit dining area that is perfect for entertaining. The livingroom features expansive windows inviting natural light to highlight the vaulted ceiling. A chic powder room completes the main floor. Upstairs you will find a spacious primary bed with a 4 pc ensuite and large WIC. Two additional generously sized bedrooms, a conveniently located upper-floor laundry, and a well-appointed 4-piece bath complete this level. The basement is partially finished, offering endless possibilities to tailor the space to your personal vision.

Built in 2017

### Essential Information

MLS® # E4430457

Price \$489,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2587 Coughlan Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S1

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	23
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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