

## \$409,900 - 7031 Cardinal Way, Edmonton

MLS® #E4432396

**\$409,900**

3 Bedroom, 3.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

NO CONDO FEES!! This spacious duplex offers you an open floor plan and loads of living space w. a fully developed basement! 3 bedrooms, 3.5 bathrooms, STUNNING HARDWOOD FLOORS. The kitchen has stainless steel appliances, an island, walk-in pantry and GRANITE COUNTERTOPS! Adj. eating nook w. access to PRIVATE YARD and living room is ideal for entertaining or for the children's play. Upstairs are THREE BEDROOMS, incl. primary bedroom with 3 piece ensuite and walk-in closet. Laundry on second level. FULLY DVPD BASEMENT has area for MEDIA, wet bar, and it's own 3 piece bathroom. Lots of storage too. PRIVATE YARD is fenced and has a deck and shed. Oversized, single attached garage. SOUTH FACING BACKYARD. This home is AIR CONDITIONED. Great Family Neighborhood is close to the Henday, shopping, and K-9 schools.

Built in 2012

### Essential Information

MLS® #	E4432396
Price	\$409,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	7031 Cardinal Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z1

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In
Parking	Front Drive Access, Insulated, Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	30
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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