

\$460,000 - 2535 Coughlan Road, Edmonton

MLS® #E4442955

\$460,000

3 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

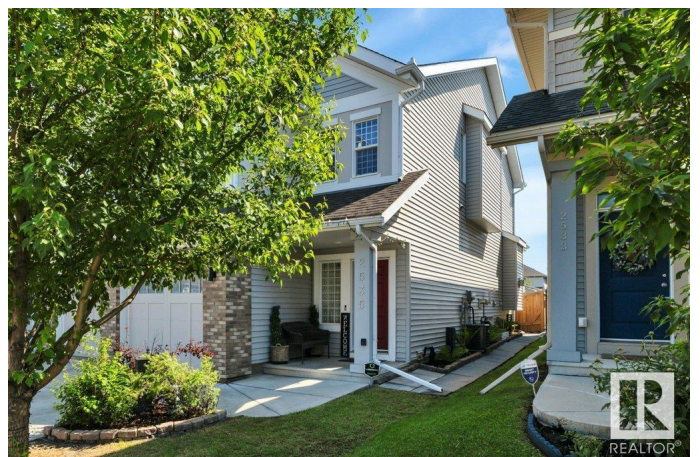
Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained half duplex with a single attached garage, and Central AC perfect for those hot summer days. Situated in the heart of Chappelle, one of Edmonton's most desirable family-friendly communities. Backing onto serene green space with walking paths, this home offers the perfect blend of nature, comfort, and convenience. 1709 sqft. plus a fully finished basement, this spacious home features an open-concept main floor. The kitchen, living, and dining areas flow seamlessly together, creating an ideal space for both everyday living and entertaining. A convenient half bath completes the main floor. Upstairs, retreat to a large primary bedroom with a 4-piece ensuite and walk-in closet. Just a few steps up, you'll find a cozy bonus room, laundry area, two spacious bedrooms, along with a full bathroom perfect for growing families. The finished basement offers even more living space with a large rec room and a full bath. Close to schools, shopping and the airport.

Built in 2014

Essential Information

| | |
|----------|-----------|
| MLS® # | E4442955 |
| Price | \$460,000 |
| Bedrooms | 3 |



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,710 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2535 Coughlan Road |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2X8 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Front Drive Access, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Donald R. Getty School |
| Middle | Garth Worthington School |
| High | Dr. Anne Anderson School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 55 |
| HOA Fees | 426 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 24th, 2025 at 6:02am MDT