

## \$530,000 - 6536 Chappelle Vista Vista, Edmonton

MLS® #E4462457

**\$530,000**

4 Bedroom, 3.50 Bathroom, 1,530 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, NL

Versatile Half Duplex with Legal Suite in Chappelle! Welcome to this well-appointed 2-storey half duplex in the vibrant community of Chappelle. This home features a spacious 3-bedroom layout plus a 1-bedroom legal basement suite—ideal for extended family or rental income. The open concept main floor includes an electric fireplace, a large quartz island, and stainless steel appliances, including a brand new stove and microwave hood fan. Upstairs offers 3 bedrooms, 2 full baths, and convenient laundry. The primary bedroom boasts a 4-piece ensuite and walk-in closet. The legal basement suite includes its own kitchen with quartz counters, stainless steel appliances, separate laundry, and a 4-piece bath. Enjoy a double detached garage, deck, and a fenced, landscaped yard. Located near shopping, schools, parks, trails, Jagare Ridge Golf, Terwillegar Rec Centre, and the future Capital Line South LRT.

Built in 2019

### Essential Information

MLS® #	E4462457
Price	\$530,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,530
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6536 Chappelle Vista Vista
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	NL
Postal Code	A6W 4A3

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garth Worthington K-9
High	Dr. Anne Anderson 10-12

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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