

## **\$494,900 - 2598 Coughlan Road, Edmonton**

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MLS® #E4432228

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,632 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Like new in the community of Chapelle in South Edmonton! Beautiful 1622 sqft 3 bedroom 3 bathroom w/ detached double garage . Features an open-concept main level highlighted by a spacious kitchen with a large granite island. Complemented by a living and dining room. 2 pce bath. Main floor laundry of mud room leading to a 15'x15' deck & fully fenced South facing back yard! Upstairs offers a total of 3 bedrooms including a spacious master bedroom. 4pc ensuite, spacious walk-in closet, 2 more bedrooms with generous floor spaces. Another Large 4pc bath. Basement is unfinished & awaits your final plans for an additional bedroom and living space that suits your needs. Enjoy your beautiful backyard and double garage. Minutes from walking trails Beautiful Ponds, Exclusive access to the residents association, nearby skating rink in the winter and splash park for the summer. K-9 public school, public transit, and all amenities, this home offers both convenience and comfort in an ideal location. Bring all offers!!

Built in 2017

### **Essential Information**

MLS® #	E4432228
Price	\$494,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2598 Coughlan Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S1

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Teresa School
Middle	St.John XXIII School
High	J H Picard School

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	25
Zoning	Zone 55
HOA Fees	385
HOA Fees Freq.	Annually

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