

## \$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.

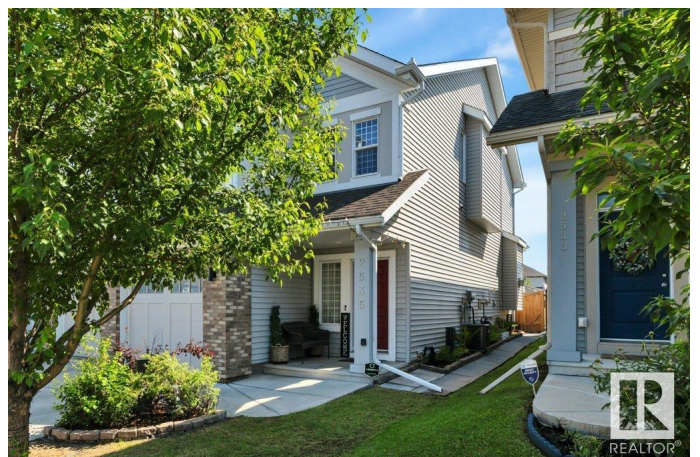
Built in 2014

### 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**

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

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	16
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on July 4th, 2025 at 6:32pm MDT