

## \$496,500 - 9621 Colak Link, Edmonton

MLS® #E4429101

### \$496,500

3 Bedroom, 2.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Budget Friendly, Brand New Home in Chappelle – Ideal Location & Modern Features! Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home in the sought-after community of Chappelle, SW Edmonton. This modern home offers a separate side entrance, making it an excellent opportunity for future development. On entrance, You step inside to a bright and inviting main floor, featuring a spacious living room, a well-appointed kitchen with stainless steel appliances, and a dining area perfect for family gatherings. Upstairs, you'll find a convenient upper-floor laundry, three generous bedrooms, and a versatile bonus room – ideal for a home office or play area. The primary bedroom boasts an ensuite bath, providing a private retreat and walk-in closet. Located in a family-friendly neighborhood, this home is within close proximity to schools, shopping plazas, walking trails, and transit, offering the perfect balance of comfort and convenience. Don't miss out on this fantastic opportunity!

Built in 2024

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429101  |
| Price  | \$496,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,421                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9621 Colak Link |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5M5         |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, See Remarks |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market      2

Zoning                Zone 55

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Listing information last updated on April 6th, 2025 at 9:02am MDT