

## **\$509,900 - 2598 Coughlan Road, Edmonton**

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MLS® #E4432228

**\$509,900**

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 4pce 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                         \$509,900

|                |                        |
|----------------|------------------------|
| 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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 7                |
| Zoning         | Zone 55          |
| HOA Fees       | 385              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 7:47pm MDT