

## \$444,900 - 7059 Cardinal Way, Edmonton

MLS® #E4441959

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautifully maintained 2-storey home by Landmark in sought-after Chappelle, offering stunning curb appeal with a front veranda. Inside, the open-concept layout features hardwood flooring on the main level, a bright living room with oversized windows. The kitchen is equipped with a walk-in pantry, tiled backsplash, stainless steel appliances, and generous cabinets and counter space. A convenient mudroom opens to a private deck, and a 2-piece bath completes the main floor. Upstairs, you'll find a spacious primary suite with a walk-in closet, two additional bedrooms, and a 4-piece bath. The fully finished basement adds extra versatility with a rec room, a second full 4-piece bath, and a flex room that could be converted into a bedroom. This move-in-ready home includes a high-efficiency furnace, Central Air Conditioner, hot water on demand, and a large 19.5' x 19.45' double detached garage. Ideally located close to schools, lots of shopping. Quick access to 41 Ave, Anthony Henday Drive, and the airport.

Built in 2012

### Essential Information

MLS® # E4441959

Price \$444,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7059 Cardinal Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z2

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, HRV System
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation,

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

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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