

## \$574,000 - 9449 Colak Lane, Edmonton

MLS® #E4421851

**\$574,000**

4 Bedroom, 3.50 Bathroom, 1,479 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Like new! This beautiful 2 storey home has an open plan layout on the main level. With a highly functional and bright kitchen, located at the rear of the home. It has quartz counter-tops and a good sized island + a 2 pce bathroom off the back entrance. The dining and living room run into each other so can be used for a variety of purposes. The large primary bedroom has a good sized walk-in closet and a 4 piece ensuite. There's also another 4 pce main bathroom & two other bedrooms. An open loft area & the laundry area complete this level. The basement has a full legal suite with a living room, full kitchen, bedroom, laundry area and 4 piece ensuite bathroom. The detached garage is 19'6" x 19' 4". Landscaping has been completed, there's a deck off the back door and the property is fenced on 1 side.

Built in 2022

### Essential Information

MLS® #	E4421851
Price	\$574,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,479



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9449 Colak Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5G7

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Slab

## Additional Information

Date Listed February 17th, 2025

Days on Market 47

Zoning Zone 55

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