

## \$264,900 - 76 2905 141 Street, Edmonton

MLS® #E4426563

### \$264,900

2 Bedroom, 1.00 Bathroom, 816 sqft  
Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful and versatile open-concept townhome in one of Edmonton's most sought-after communities, Chappelle. Benefit from a private front yard, an attached 2-car tandem garage, main level laundry plus low condo fees! This near-perfect condition home includes a spacious living room, modern kitchen, 2 bedrooms, bathroom, & lots of closets for storage space. Some high-quality finishes include an updated entrance glass rail, stainless steel appliances, and laminate flooring. Conveniently walking distance from serene ponds, community gardens, and walking paths, plus easy access to schools, public transit & Henday. You will be close to a beautiful golf course and also have access to Chappelle Gardens exclusive amenities, recreation centre, skating rink, etc. Sold by the original owner, PRICED TO SELL! Don't miss out!

Built in 2016

### Essential Information

MLS® #	E4426563
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	76 2905 141 Street
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M4

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", See Remarks
Parking	Double Garage Attached, Tandem

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	16

Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually
Condo Fee	\$230

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