

## \$448,000 - 7354 Chivers Crescent, Edmonton

MLS® #E4459509

**\$448,000**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**SOUTH-FACING UPGRADED DUPLEX IN CHAPPELLE** Welcome to this stunning Bedrock-built home in the heart of Chappelle. Priced right and move-in ready, this property offers exceptional value. Step inside to find a bright, south-facing layout with sleek finishes throughout: Premium quartz countertops with undermount sinks, 11-ft linear island perfect for entertaining. Custom tile work & designer feature walls. Stainless steel appliances. Air conditioning for summer comfort. The main floor boasts an open-concept living and dining space anchored by a luxurious kitchen, creating the perfect atmosphere for family living and gatherings. Upstairs got a spacious primary suite with 3-piece ensuite and walk-in closet, plus two additional bedrooms, a 4-piece bath, and convenient upstairs laundry with modern Samsung front-load washer & dryer. Outside, the property is fully fenced and includes a north-facing deck, ideal for relaxing evenings.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459509  |
| Price     | \$448,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,481         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7354 Chivers Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4M1               |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Hot Water Electric, Smart/Program. Thermostat, HRV System |
| Parking   | Single Garage Attached                                                                                |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Donald R. Getty School   |
| Middle     | Garth Worthington School |
| High       | Father Michael McCaffery |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 55              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 10:18am MDT