

## \$530,000 - 6536 Chappelle Vista Vista, Edmonton

MLS® #E4462457

**\$530,000**

4 Bedroom, 3.50 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, NL

Versatile Half Duplex with Legal Suite in Chappelle! Welcome to this well-appointed 2-storey half duplex in the vibrant community of Chappelle. This home features a spacious 3-bedroom layout plus a 1-bedroom legal basement suite—ideal for extended family or rental income. The open concept main floor includes an electric fireplace, a large quartz island, and stainless steel appliances, including a brand new stove and microwave hood fan. Upstairs offers 3 bedrooms, 2 full baths, and convenient laundry. The primary bedroom boasts a 4-piece ensuite and walk-in closet. The legal basement suite includes its own kitchen with quartz counters, stainless steel appliances, separate laundry, and a 4-piece bath. Enjoy a double detached garage, deck, and a fenced, landscaped yard. Located near shopping, schools, parks, trails, Jagare Ridge Golf, Terwillegar Rec Centre, and the future Capital Line South LRT.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462457  |
| Price      | \$530,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,530         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6536 Chappelle Vista Vista |
| Area        | Edmonton                   |
| Subdivision | Chappelle Area             |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | NL                         |
| Postal Code | A6W 4A3                    |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Insert                                                                                                                 |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, |

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Garth Worthington K-9   |
| High       | Dr. Anne Anderson 10-12 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 55            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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 19th, 2025 at 12:32am MDT