

\$488,000 - 3069 Coughlan Lane, Edmonton

MLS® #E4435401

\$488,000

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle! This beautiful 3 bed, 2.5 bath home features a double attached garage and a bright, open-concept layout perfect for modern living. The front living room flows into a spacious dining area, ideal for entertaining. The kitchen offers a large peninsula with breakfast bar, quartz countertops, walk-in pantry, and stylish cabinetry and stainless steel appliances! Off the kitchen, a convenient mud room, 2-piece bath, and access to the garage complete the main floor. Upstairs, the primary suite features a walk-in closet and ensuite with double sinks and an oversized shower. Two additional generously sized bedrooms, a 4-piece bathroom, and an upstairs laundry room add functionality. Enjoy summer on your large back deck, or take in views from your front porch facing a quiet walkway. A fantastic home in a vibrant, family-friendly community!

Built in 2019

Essential Information

MLS® #	E4435401
Price	\$488,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,455
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3069 Coughlan Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N8

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed May 9th, 2025

Zoning Zone 55

HOA Fees 426

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 May 9th, 2025 at 7:47pm MDT