

\$460,000 - 2535 Coughlan Road, Edmonton

MLS® #E4442955

\$460,000

3 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained half duplex with a single attached garage, and Central AC perfect for those hot summer days. Situated in the heart of Chappelle, one of Edmonton's most desirable family-friendly communities. Backing onto serene green space with walking paths, this home offers the perfect blend of nature, comfort, and convenience. 1709 sqft. plus a fully finished basement, this spacious home features an open-concept main floor. The kitchen, living, and dining areas flow seamlessly together, creating an ideal space for both everyday living and entertaining. A convenient half bath completes the main floor. Upstairs, retreat to a large primary bedroom with a 4-piece ensuite and walk-in closet. Just a few steps up, you'll find a cozy bonus room, laundry area, two spacious bedrooms, along with a full bathroom perfect for growing families. The finished basement offers even more living space with a large rec room and a full bath. Close to schools, shopping and the airport.

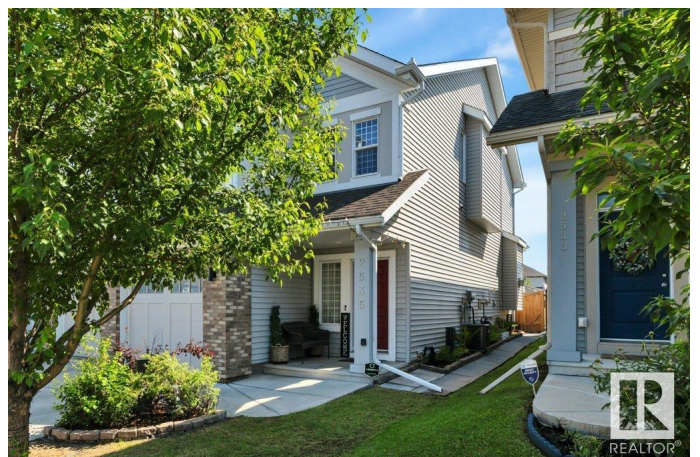
Built in 2014

Essential Information

MLS® # E4442955

Price \$460,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2535 Coughlan Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2X8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Donald R. Getty School
Middle	Garth Worthington School
High	Dr. Anne Anderson School

Additional Information

Date Listed	June 18th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on June 28th, 2025 at 4:32am MDT