

Courtesy Of Cherry May R Badian Of Coldwell Banker Mountain Central

## \$539,900 - 9612 Colak Link, Edmonton

MLS® #E4464139

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,696 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Home is where your story begins – and this one has plenty to tell. With over 2,400 sq. ft. of total living space, this beautifully maintained home offers an open-concept floor plan perfect for modern living. Enjoy a bright and upgraded kitchen featuring stainless steel appliances, ideal for family meals and entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite bath. Convenient second-floor laundry adds everyday ease. The FULLY FINISHED BASEMENT w/ SEPARATE ENTRANCE is ready for extended family or as a mortgage helper suite, offering great flexibility. Located just a 3-minute walk to a daycare, shops, and other amenities, this home combines comfort, convenience, and community. Welcome home!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464139  |
| Price          | \$539,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,696     |



9612 Colak Link SW, Edmonton, AB

|                        |                                    |
|------------------------|------------------------------------|
| Basement (Below Grade) | Exterior Area 70.39 m <sup>2</sup> |
|                        | Interior Area 64.12 m <sup>2</sup> |



PREPARED: 2025/10/30

<sup>1</sup> While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

9612 Colak Link SW, Edmonton, AB

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| <b>Main Floor</b> | Exterior Area 78.39 m <sup>2</sup><br>Interior Area 71.86 m <sup>2</sup> |
|-------------------|--------------------------------------------------------------------------|



PREPARED: 2025/10/30

While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9612 Colak Link |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5B6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Commercial, Schools |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Dr.Margaret Anne          |
| Middle     | Joan Carr Catholic School |
| High       | Lilian Osborn             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 4th, 2025 at 7:47am MST