

## \$269,500 - 32 2905 141 Street, Edmonton

MLS® #E4441737

**\$269,500**

2 Bedroom, 1.00 Bathroom, 821 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this 2 bedroom, 1 bathroom townhome in pristine, like-new condition, nestled in the vibrant community of Chappelle Gardens. Thoughtfully designed with a bright open concept layout, offering plenty of natural light and a cozy fireplace. The modern kitchen flows seamlessly into the living and dining areas. Enjoy the outdoors with your own private outdoor living space. Additional highlights include a spacious 2-car tandem garage, providing ample parking and storage. Full access to the Chappelle Gardens Residents Association, offering year-round amenities including parks, skating rinks, splash park and community events. Conveniently located close to schools, shopping, transit, and all essential amenities, this home is perfect for first-time buyers, young professionals, or anyone looking to enjoy low-maintenance living!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441737  |
| Price          | \$269,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 821       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2021              |
| Type       | Condo / Townhouse |
| Sub-Type   | Stacked Townhouse |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 32 2905 141 Street |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3M4            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached, Tandem   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Insert   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 55         |
| HOA Fees       | 426             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$230           |

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Listing information last updated on June 26th, 2025 at 3:32am MDT