

Courtesy Of Christina A Reid Of Century 21 Leading

## \$519,879 - 2961 Coughlan Green Green, Edmonton

MLS® #E4454764

**\$519,879**

3 Bedroom, 2.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*FREE 20X20 GARAGE FOR A LIMITED TIME ONLY\*** The Belvedere is our most unique and popular home design, featuring a **SOUTH FACING BALCONY** from the primary bedroom. The main floor features both 9ft and 10ft ceilings, and your living room welcomes you a cozy fireplace and natural light through oversize windows. Your designer kitchen features a large window above the sink, a stainless steel double door fridge, electric range, a chimney hoodfan, a built in microwave, and dishwasher. You're welcome to upgrade your appliances still if you wish. The upper level can be found as you walk up your cuved stair case, featuring 3 spacious bedrooms and a full size laundry room. Your primary ensuite has been thoughtfully upgraded to include a glass shower, dual vanities and an enclosed water closet. There is a **SIDE ENTRY**, perfect for future basement development. Listing photos of showhome.

Built in 2025

### Essential Information

MLS® #	E4454764
Price	\$519,879
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,665
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2961 Coughlan Green Green
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	DONALD R. GETTY
Middle	St. Thomas Aquinas
High	DR. ANNE ANDERSON

**Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on August 27th, 2025 at 1:47am MDT