\$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

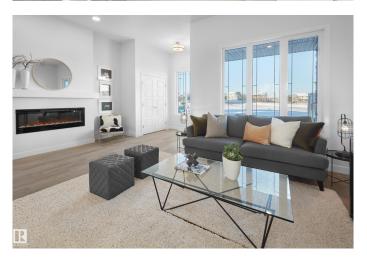
Essential Information

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