

\$448,000 - 7354 Chivers Crescent, Edmonton

MLS® #E4459509

\$448,000

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

SOUTH-FACING UPGRADED DUPLEX IN CHAPPELLE Welcome to this stunning Bedrock-built home in the heart of Chappelle. Priced right and move-in ready, this property offers exceptional value. Step inside to find a bright, south-facing layout with sleek finishes throughout: Premium quartz countertops with undermount sinks, 11-ft linear island perfect for entertaining. Custom tile work & designer feature walls. Stainless steel appliances. Air conditioning for summer comfort. The main floor boasts an open-concept living and dining space anchored by a luxurious kitchen, creating the perfect atmosphere for family living and gatherings. Upstairs got a spacious primary suite with 3-piece ensuite and walk-in closet, plus two additional bedrooms, a 4-piece bath, and convenient upstairs laundry with modern Samsung front-load washer & dryer. Outside, the property is fully fenced and includes a north-facing deck, ideal for relaxing evenings.

Built in 2019

Essential Information

MLS® #	E4459509
Price	\$448,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7354 Chivers Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Hot Water Electric, Smart/Program. Thermostat, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Donald R. Getty School
Middle	Garth Worthington School
High	Father Michael McCaffery

Additional Information

Date Listed	September 25th, 2025
Days on Market	24
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 4:32am MDT