

## \$405,900 - 6805 Cardinal Link, Edmonton

MLS® #E4433161

**\$405,900**

2 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

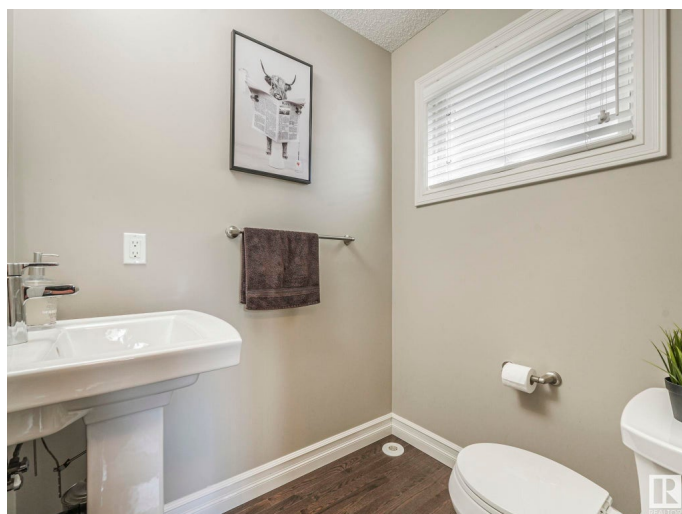
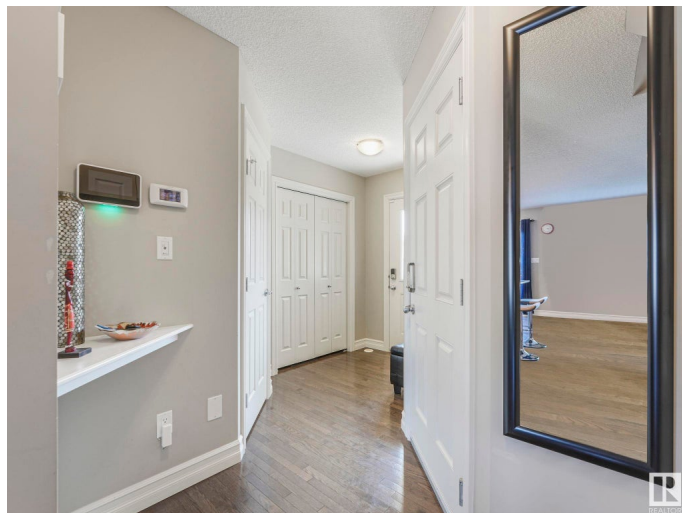
Chappelle Area, Edmonton, AB

Step into style and comfort with this beautifully kept half duplex in the family-friendly community of Chappelle! This high-efficiency home features triple pane windows, a high-efficiency furnace, and hot water on demand. The open-concept living room offers a cozy natural gas fireplace and leads to a spacious backyard with an upgraded 11x12 deck, gas BBQ hookup, and garden shed. Upstairs, enjoy two generous master bedrooms with private ensuites and a convenient second-level laundry with upgraded washer and dryer. The spacious unfinished basement is ready for your personal touch. Attached single garage and nearby parks make this home perfect for everyone!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433161  |
| Price          | \$405,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,227     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6805 Cardinal Link |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1Y9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 7                |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 5th, 2025 at 7:17pm MDT