

## \$640,000 - 1119 Chahley Court, Edmonton

MLS® #E4441626

**\$640,000**

4 Bedroom, 3.00 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 1529 sq. ft., Energy Efficient, Landmark built bungalow, ideally located in a quiet cul-de-sac in sought after Cameron Heights. Designed with space and privacy in mind, this home offers a bright, open concept main floor with vaulted ceilings, a chef's kitchen with granite countertops, pantry, and generous dining area that opens to a private rear deck. The living room centers around a warm gas fireplace, while a main floor den and laundry add everyday convenience. The spacious primary suite includes a walk in closet and spa inspired ensuite with a jacuzzi tub, separate shower, and dual vanity. The finished basement features 9' ceilings, large windows, two sound proofed bedrooms ideal for teens or guests, a family room, games area, and full bath with steam shower and jacuzzi tub. Outside, enjoy a quiet, mature yard with fruit trees, perennial beds, and a well loved vegetable garden. Exceptional price per square foot for a bungalow in this sought-after location!

Built in 2010

### Essential Information

MLS® # E4441626

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,528                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1119 Chahley Court         |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0K5                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Skylight, Vaulted Ceiling |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Michael Kostik/Bessie |
| Middle     | S. Bruce Smith        |
| High       | Jasper Place          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 20         |
| HOA Fees       | 240             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 17th, 2025 at 2:02am MDT