

# **\$510,000 - 2931 Coughlan Green Green, Edmonton**

MLS® #E4451446

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Step into this beautifully maintained detached home in Chappelle, built in 2022 and designed for modern living. It features 3 spacious bedrooms, 2.5 bathrooms and a versatile bonus room ideal for a home office or play area. The open-concept main floor offers a cozy living room facing the front yard, a stylish kitchen with SS appliances, backsplash tiles, pantry and island seating, plus a spacious dining area overlooking the backyard. Upstairs includes a master bedroom with walk-in closet and 3 pc ensuite, two more bedrooms, a 4 pc bath, laundry and the bonus room. Enjoy a detached double garage and a separate side entrance to the unfinished basement—perfect for future rental potential. Located in a vibrant, family-friendly neighborhood with parks, trails, schools, shopping, transit, and Chappelle Gardens amenities like hockey rink, spray park, BBQ areas, community rooms, tool rentals, and free programs including yoga and Zumba. A perfect opportunity for families or investors alike!

Built in 2022

## **Essential Information**

MLS® # E4451446

Price \$510,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,703                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2931 Coughlan Green Green |
| Area        | Edmonton                  |
| Subdivision | Chappelle Area            |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 3X6                   |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                         |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 55          |
| HOA Fees       | 439.61           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 10th, 2025 at 2:47am MDT