

## \$529,900 - 7074 Cardinal Way, Edmonton

MLS® #E4458874

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Rare Find! This charming detached single-family home is a true gem in Chappelle, offering a perfect blend of modern updates and rustic charm. Freshly painted throughout and featuring brand-new light fixtures AND carpet, this home invites you in with a warm, cozy feel. The living area boasts wood-look wall paneling on the fireplace, while the primary bedroom continues the rustic elegance for a peaceful retreat. Downstairs, the undeveloped basement is a blank canvas—offering endless potential to create the space of your dreams, whether it's a home gym, media room, or extra living area. Enjoy the convenience of a 2024-installed fridge and dishwasher, making the kitchen both stylish and functional. But the real showstopper? The massive pie-shaped backyard—an outdoor oasis with endless potential for entertaining, or simply relaxing under the open sky. Opportunities like this don't come often. Don't miss your chance to own this unique and beautifully updated home on one of the largest lots in the area!



Built in 2013

### Essential Information

MLS® # E4458874

Price \$529,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,427                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7074 Cardinal Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Z2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Zoning         | Zone 55              |
| HOA Fees       | 100                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 23rd, 2025 at 3:32am MDT