

## \$489,900 - 2587 Coughlan Road, Edmonton

MLS® #E4430457

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to one of Edmonton's most coveted communities, this home in Chappelle offers an unparalleled blend of sophistication, comfort, and convenience. As you enter the home, you are greeted by an open-concept design that boasts soaring 9ft ceilings, complemented by stunning laminate and tile flooring. The gourmet kitchen is a chef's dream, featuring quartz countertops, beautifully crafted cabinetry, a HUGE island with an extended eating bar, a walk-in pantry, and a sunlit dining area that is perfect for entertaining. The livingroom features expansive windows inviting natural light to highlight the vaulted ceiling. A chic powder room completes the main floor. Upstairs you will find a spacious primary bed with a 4 pc ensuite and large WIC. Two additional generously sized bedrooms, a conveniently located upper-floor laundry, and a well-appointed 4-piece bath complete this level. The basement is partially finished, offering endless possibilities to tailor the space to your personal vision.

Built in 2017

### Essential Information

MLS® # E4430457

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,675                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2587 Coughlan Road |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3S1            |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, 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, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 55          |
| HOA Fees       | 447.3            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 5th, 2025 at 11:17pm MDT