# **\$794,900 - 7055 Chivers Loop, Edmonton**

MLS® #E4435478

#### \$794.900

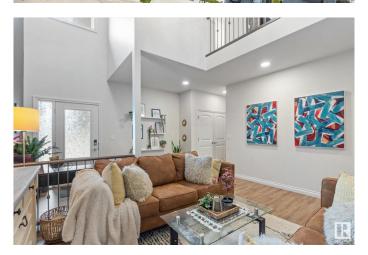
6 Bedroom, 4.00 Bathroom, 2,549 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

SITUATED IN THE FAMILY FRIENDLY AND HIGHLY SOUGHT AFTER NEIGHBORHOOD OF CHAPPELLE, OVER 3500 SQFT OF TOTAL LIVING SPACE AND BOAST'S 4 BEDS ABOVE GRADE WITH A GRANDE OPEN TO ABOVE LIVING AREA LONG WITH A FULLY FINISHED SELF-CONTAINED BASEMENT WITH SEPERATE SIDE ENTRANCE, SECOND KITCHEN, SECOND LIVING ROOM, FULL BATH AND TWO LARGE BEDROOMS! It also features 4 full baths, second floor laundry, 22x25' deep garage and a large West facing back yard! The home has plenty of upgrades throughout including quartz counters, oversized windows, s.s. appliances and even beams in the living area. The main floor has a convenient 4th bed or the perfect den with a cheater door to a 3pce bathroom. Upstairs has 3 large bedrooms, laundry and open to below concept allowing lots of natural light into all areas of the home. The master bedroom has a large walk in closet and 5pce en suite with 2 sinks, soaker tub and separate glass shower. The home is located steps to parks, walking trails and minutes to all amenities and schools!







Built in 2021

#### **Essential Information**

MLS®#

E4435478

Price \$794,900

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 2,549

Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 7055 Chivers Loop

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4L9

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water

Instant, No Animal Home, No Smoking Home, See Remarks

Parking Spaces 4

Parking Double Garage Attached, Insulated

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Microwave Hood Fan,

Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two,

Refrigerators-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Freestanding

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Fiber Cement, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Donald R. Getty School

Middle D S MacKenzie School

High J H Picard School

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 39

Zoning Zone 55

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