

Courtesy Of Cherry May R Badion Of Coldwell Banker Mountain Central

\$539,900 - 9612 Colak Link, Edmonton

MLS® #E4464139

\$539,900

4 Bedroom, 3.50 Bathroom, 1,696 sqft
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Home is where your story begins – and this one has plenty to tell. With over 2,400 sq. ft. of total living space, this beautifully maintained home offers an open-concept floor plan perfect for modern living. Enjoy a bright and upgraded kitchen featuring stainless steel appliances, ideal for family meals and entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite bath. Convenient second-floor laundry adds everyday ease. The FULLY FINISHED BASEMENT w/ SEPARATE ENTRANCE is ready for extended family or as a mortgage helper suite, offering great flexibility. Located just a 3-minute walk to a daycare, shops, and other amenities, this home combines comfort, convenience, and community. Welcome home!

Built in 2022

Essential Information

MLS® #	E4464139
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,696



9612 Colak Link SW, Edmonton, AB

Basement (Below Grade)	Exterior Area 70.39 m ²
	Interior Area 64.12 m ²



PREPARED: 2025/10/30

¹ While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

9612 Colak Link SW, Edmonton, AB

Main Floor	Exterior Area 78.39 m ² Interior Area 71.86 m ²
-------------------	--



PREPARED: 2025/10/30

¹ While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9612 Colak Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr.Margaret Anne
Middle	Joan Carr Catholic School
High	Lilian Osborn

Additional Information

Date Listed	October 30th, 2025
Days on Market	9
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 10:02am MST