

## \$385,000 - 40 1030 Chappelle Bv, Edmonton

MLS® #E4446882

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

WATERFRONT TOWNHOUSE â€” in Edmonton! YES, you read that correctly! Situated in the peaceful SW community of Chappelle â€” within walking distance of numerous amenities (grocery stores, banks, fast food, etc.). This special END UNIT features a large wraparound balcony â€” both the main living area and primary bedroom have unobstructed views of the scenic pond and green space. The granite kitchen countertops and island offer high-end aesthetics. The spacious wraparound balcony just off the kitchen and living room with a fireplace, provides a lovely extended space to host gatherings or a peaceful place to enjoy morning coffee. Thereâ€™s a Double Attached Garage, flex room and landscaped space off the ground floor also for you to enjoy! Low condo fees! This is City living with a Country feel! This unique property can be yours! "Some photos were virtually staged."

Built in 2014

### Essential Information

MLS® #	E4446882
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,703
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	40 1030 Chappelle Bv
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K7

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low

Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Waterfront Property

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### School Information

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually
Condo Fee	\$365

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Listing information last updated on July 11th, 2025 at 2:48pm MDT