

## **\$399,950 - 6863 Cardinal Link Link, Edmonton**

MLS® #E4453274

**\$399,950**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

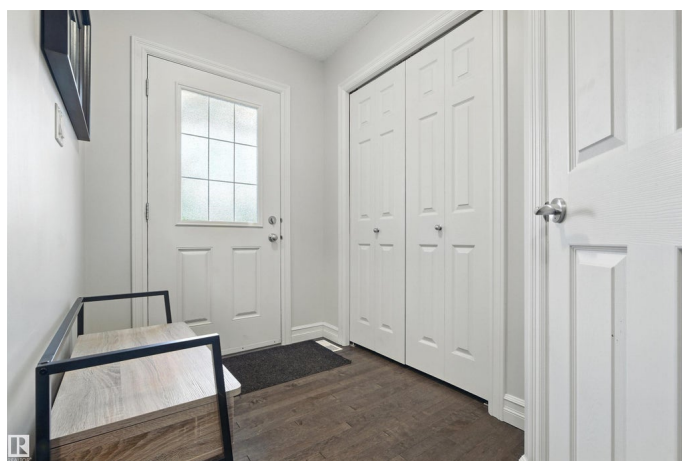
Welcome to Chappelle! This 2014 built half-duplex home is a perfect start for a young family. Over 1800 ft<sup>2</sup> of living space, and plenty of room to grow. Inviting foyer, double closets and 2pce guest bathroom. Hardwood floors in the open concept main floor. Espresso kitchen cabinets, walk-in pantry, granite countertops on working island, countersunk double sink and goose neck faucet. Dining nook can easily fit a family table, patio doors to BBQ deck and fully-fenced backyard. Livingroom offers plenty of space for sectional furniture. Upper level has two spacious kids bedrooms, full bathroom, Master suite with walk-in closet and double shower in ensuite. Recently installed vinyl flooring in developed basement family room, generous space to enjoy the hockey games, movie nights or quiet evenings at home. Modern Energy Efficient home, On-demand hot water system, High efficiency furnace and Heat recovery Unit, will keep the utility bills low. Great location, walk to shopping center, park playground

Built in 2013

### **Essential Information**

MLS® # E4453274

Price \$399,950



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6863 Cardinal Link Link |
| Area        | Edmonton                |
| Subdivision | Chappelle Area          |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 1Z1                 |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                          |
| Parking        | Insulated, Single Garage Attached                                                          |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground |

|              |                                                |
|--------------|------------------------------------------------|
|              | Nearby, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Stone, Vinyl                             |
| Foundation   | Concrete Perimeter                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 55           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on August 21st, 2025 at 3:17am MDT