

## \$449,999 - 7019 Cardinal Way, Edmonton

MLS® #E4425416

**\$449,999**

4 Bedroom, 3.50 Bathroom, 1,569 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

A BEAUTY IN CHAPPELLE! This NO CONDO FEES Home has a total living area of over 2250+ sq.ft. with a FULLY FINISHED basement! 4 Bedrooms and 3.5 Bathroom House with Hardwood & carpet flooring. Main floor boast with DEN, Dining and Living room plus Kitchen with Raised Eating Bar. Upstairs, you'll find a generous size master bedroom with a walk-in closet, as well as two additional large bedrooms and a convenient upper-level laundry room. Good size common bathroom with window for natural light. Basement has 4th bedroom and huge recreation place for friend and family get togethers. A Central Vacuum system to keep carpet clean. House is controlled by Smart Switches, Security Camera + Door Bell which can easily access it from your mobile phone. Huge South Facing Backyard Comes with Storage Shed and Backing to Green open space for Sunset and Sunrise views. This family-oriented community with schools, playgrounds, and shopping nearby, provides a fantastic lifestyle in southwest Edmonton. MUST SEE!!

Built in 2012

### Essential Information

MLS® # E4425416

Price \$449,999



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,569         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7019 Cardinal Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Z1           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Vacuum System-Roughed-In |
| Parking   | Single Garage Attached                    |

### 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, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 55          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 7:32am MDT