

# \$300,000 - 5521 Chappelle Road Sw, Edmonton

MLS® #E4453747

**\$300,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Chappelle Area, Edmonton, AB

Exceptional opportunity to own a turnkey, fully stocked convenience store in the highly sought-after Chappelle Area of Edmonton. This well-established 1,800 sq. ft. store generates steady sales from a loyal and growing customer base in one of Edmonton’s fastest-growing communities. Featuring high-end marble finishes, modern layout, and excellent exposure onto 41 Avenue, a major South Edmonton corridor with direct access to QE2, Anthony Henday Drive, Edmonton International Airport, and Nisku. Sale includes all assets, fixtures, equipment, and current inventory. Easy-to-operate with assigned owner/employee parking, high-visibility pylon signage, and ample customer parking. Ideal for an owner-operator or investor seeking a profitable business in a booming location.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453747  |
| Price      | \$300,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2023      |
| Type       | Business  |
| Status     | Active    |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5521 Chappelle Road Sw |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 5L6                |

**Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 49                |
| 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 October 5th, 2025 at 10:02pm MDT