

## \$524,900 - 7208 Cardinal Way, Edmonton

MLS® #E4437076

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,535 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

1/5 of an acre in Chappelle, YES PLEASE!

This unique lot is something you don't easily find in the city of Edmonton, space for toys, kids, dogs, whatever your hobby is, you would have the land to do it, plus underground sprinkler system to keep it looking perfect!

This stunning 2 story home offers over 1500 square feet of living space with an open concept main floor with great kitchen, island with extended eating bar, granite countertops & upgraded stainless appliances, cozy living room centered by modern linear fireplace, laundry room and 1/2 bath complete the main floor, upper level boasts 3 great sized bedrooms, primary with walk in closet and 5 piece ensuite, the other 2 bedrooms share a full 4 piece bath. Lower level is unspoiled and ready for your development. Incredible community close to great schools, all amenities and major connecting routes. Shows 10/10!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437076  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,535                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7208 Cardinal Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2Y5           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Double Garage Detached                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Garth Worthington School |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 55        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on May 24th, 2025 at 9:02am MDT