

## \$570,000 - 7417 Chivers Crescent, Edmonton

MLS® #E4455939

**\$570,000**

3 Bedroom, 2.50 Bathroom, 1,821 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This home is a SHOWSTOPPER! Welcome to family friendly community of Chappelle & enjoy your amenity rich surroundings while embracing natural trails, parks & Chappelle Pond just a hop away. Built by Klair Custom Homes, this corner lot, 2-storey home is full of upgrades & extras; oversized windows for array of natural light, decadent electric fire-place, coffered ceilings, upgraded lighting, luxury vinyl plank flooring, iron spindled railing, upgraded tiles PLUS, separate side entrance for future basement development. Welcoming foyer with flex space is perfect for home office or lounge. Bright open concept great room showcases living room, dinette & outstanding chef's kitchen. Love your upscale SS appliances while you prep on your extended eat-on island with quartz countertops, corner pantry & abundance of cabinetry. 3 upper-level bedrooms, laundry room & family room. Primary ensuite is a retreat with its soaker tub, tiled glass shower & dual sinks. A/C, fully landscaped, fenced w/back deck & BBQ gas line.

Built in 2019

### Essential Information

MLS® # E4455939

Price \$570,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,821                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7417 Chivers Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4M2               |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                                           |
| Parking        | Double Garage Attached, Front Drive Access                                                  |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                     |
| Fireplaces        | Insert, Mantel                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                       |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                                       |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | DONALD R. GETTY SCHOOL K-9 |
| Middle     | DONALD R. GETTY SCHOOL K-9 |
| High       | DR. ANNE ANDERSON 10-12    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| 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 September 17th, 2025 at 11:32pm MDT