

## \$299,900 - 76 2905 141 Street, Edmonton

MLS® #E4424041

**\$299,900**

2 Bedroom, 1.00 Bathroom, 816 sqft  
Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful townhome Chappelle that is a fantastic alternative to a traditional condo, offering the benefits of a private front yard, attached 2-car tandem garage with private access, plus low condo fees. Designed for comfort & functionality, the open-concept layout includes a spacious living room, modern kitchen, 2 bedrooms, bathroom, & in-suite laundry. The home is in near-perfect condition, being sold by the original owner. High-quality finishes include an upgraded glass railing for a sleek & modern touch, laminate flooring, tiled bathroom, & cozy carpeted bedrooms. Located just steps from Chappelle Gardens exclusive amenities, youâ€™™ have access to a 5-acre recreation centre featuring a skating rink, splash park, & more. The home is within walking distance to serene ponds, community gardens, & walking paths, with easy access to schools & public transit. Plus, enjoy quick access to Henday, Ellerslie Road, & Windermere shopping.

Built in 2016

### Essential Information

MLS® #	E4424041
Price	\$299,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	816
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	76 2905 141 Street
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M4

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", See Remarks
Parking	Double Garage Attached, Tandem

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually
Condo Fee	\$230

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