



**GRASSROOTS**  
REALTY GROUP

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**7173 Cardinal Way SW  
Edmonton, Alberta**

**MLS # A2275889**



**\$450,000**

<b>Division:</b>	Chapelle Area		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** n/a

**Utilities:** -

**Inclusions:** Hot-Tub

Welcome to Chapelle in southwest Edmonton—this is a beautiful home you won't want to miss. Enjoy relaxing in your private hot tub during the winter months while benefiting from numerous interior upgrades, including 9-foot ceilings, an elegant electric fireplace, granite countertops, and stainless steel appliances. The upper level offers three spacious bedrooms plus a versatile bonus room, perfect for family living or a home office. The large basement provides endless potential and is ideal for a home gym or recreation space. Stay comfortable year-round with central air conditioning already in place for the summer. Located close to schools and community amenities, with shopping plazas just minutes away and Costco and the Premium Outlet Mall only a 15-minute drive, this home offers both comfort and convenience. Book your private showing today and experience your future home firsthand.