

# **\$510,000 - 2931 Coughlan Green Green, Edmonton**

MLS® #E4447928

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Step into this beautifully maintained detached home in Chappelle, built in 2022 and designed for modern living. It features 3 spacious bedrooms, 2.5 bathrooms and a versatile bonus room ideal for a home office or play area. The open-concept main floor offers a cozy living room facing the front yard, a stylish kitchen with SS appliances, backsplash tiles, pantry and island seating, plus a spacious dining area overlooking the backyard. Upstairs includes a master bedroom with walk-in closet and 3 pc ensuite, two more bedrooms, a 4 pc bath, laundry and the bonus room. Enjoy a detached double garage and a separate side entrance to the unfinished basementâ€”perfect for future rental potential. Located in a vibrant, family-friendly neighborhood with parks, trails, schools, shopping, transit, and Chappelle Gardens amenities like hockey rink, spray park, BBQ areas, community rooms, tool rentals, and free programs including yoga and Zumba. A perfect opportunity for families or investors alike!

Built in 2022

## **Essential Information**

MLS® # E4447928

Price \$510,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2931 Coughlan Green Green
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	439.61
HOA Fees Freq.	Annually

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