

## \$448,800 - 4324 Cooke Lane, Edmonton

MLS® #E4451432

**\$448,800**

3 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

THIS IS THE HALF-DUPLEX YOU HAVE BEEN WAITING FOR! On a quiet street & only 1 block to a park, this OUTSTANDING duplex with a formal front foyer feels like walking into a house. In the desired community of Chappelle, the home is highlighted by a unique floor plan with 3 bedrooms, a BONUS ROOM, and a finished basement that provides almost 1,800 sf of family-friendly living! The main floor features an open plan with a GREAT KITCHEN, a functional center island/eating bar, a generous Dining area, a Living Room with a fireplace, a flex space off the kitchen, and BIG windows that flood the home with light! The upper levels include 3 spacious bedrooms, a 3-piece ensuite, a laundry room, and a bonus room that can be a home office or a play area for kids. Other highlights include QUARTZ counters, LVP flooring, SLATE appliances, smart-home features, PLUS...a FINISHED BASEMENT that could be used as an in-law suite. The rear yard is fenced/landscaped and includes an amazing 2-tier Deck with a Hot Tub. THIS IS THE ONE!

Built in 2019

### Essential Information

MLS® # E4451432

Price \$448,800



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,475         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4324 Cooke Lane |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4M7         |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking   | Single Garage Attached                                                                                                   |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 55          |
| HOA Fees       | 446              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 26th, 2025 at 11:17pm MDT