

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

\$385,000 - 40 1030 Chappelle Bv, Edmonton

MLS® #E4446882

\$385,000

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

WATERFRONT TOWNHOUSE â€” in Edmonton! YES, you read that correctly! Situated in the peaceful SW community of Chappelle â€” within walking distance of numerous amenities (grocery stores, banks, fast food, etc.). This special END UNIT features a large wraparound balcony â€” both the main living area and primary bedroom have unobstructed views of the scenic pond and green space. The granite kitchen countertops and island offer high-end aesthetics. The spacious wraparound balcony just off the kitchen and living room with a fireplace, provides a lovely extended space to host gatherings or a peaceful place to enjoy morning coffee. Thereâ€™s a Double Attached Garage, flex room and landscaped space off the ground floor also for you to enjoy! Low condo fees! This is City living with a Country feel! This unique property can be yours! "Some photos were virtually staged."

Built in 2014

Essential Information

MLS® #	E4446882
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,703
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	40 1030 Chappelle Bv
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K7

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low

Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Waterfront Property

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

School Information

Elementary	Donald R. Getty School
Middle	Donald R. Getty School
High	Dr. Anne Anderson School

Additional Information

Date Listed	July 10th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually
Condo Fee	\$365

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 July 15th, 2025 at 3:02am MDT