

## \$669,900 - 2890 Coughlan Green Drive, Edmonton

MLS® #E4442159

**\$669,900**

4 Bedroom, 3.50 Bathroom, 1,873 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

YOUR STUNNING DREAM HOME IS LOCATED in vibrant CHAPPELLE, one of EDMONTON'S MOST DESIRABLE AREAS! This IMPECCABLY UPGRADED 2023-BUILT SHOW STYLED HOME offers approx. 2421 SQ. FT. of beautifully CUSTOM-DESIGNED LIVING SPACE. With 4 BEDROOMS & 4 BATHS, including a LUXURIOUS MASTER with EN-SUITE, includes a 1 BEDROOM LEGAL BASEMENT SUITE. The METAL SPINDLE STAIRCASE leads to 3 BEDROOMS & a BONUS ROOM—ideal for ENTERTAINMENT or RELAXATION. The heart of the home is the EXPANSIVE KITCHEN featuring GAS COOKTOP, HIGH-END BUILT-IN STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS & WALK-THRU PANTRY. The OPEN-CONCEPT layout flows from the GRAND ENTRANCE to MUDROOM, THROUGH TO THE KITCHEN & LIVING ROOM WITH FIREPLACE—perfect for GATHERINGS or COZY NIGHTS. WHY THIS HOME? YOU CAN ENJOY A 1 BEDROOM LEGAL BASEMENT SUITE TO HELP OFFSET YOUR MORTGAGE PAYMENTS! Step outside to a LARGE DECK & FENCED BACKYARD—perfect for OUTDOOR GATHERINGS or RELAXATION. CLOSE TO SCHOOLS, PARKS, PONDS, TRAILS, SHOPPING, AMENITIES & AIRPORT!



Built in 2022

## Essential Information

MLS® #	E4442159
Price	\$669,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,873
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	2890 Coughlan Green Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4B2

## Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes

Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Other, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Other, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Donald R. Getty School
Middle	Garth Worthington
High	Archbishop Chapelle High S

## Additional Information

Date Listed	June 10th, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	427
HOA Fees Freq.	Annually

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