

## \$640,000 - 1119 Chahley Court, Edmonton

MLS® #E4441626

**\$640,000**

4 Bedroom, 3.00 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 1529 sq. ft., Energy Efficient, Landmark built bungalow, ideally located in a quiet cul-de-sac in sought after Cameron Heights. Designed with space and privacy in mind, this home offers a bright, open concept main floor with vaulted ceilings, a chef's kitchen with granite countertops, pantry, and generous dining area that opens to a private rear deck. The living room centers around a warm gas fireplace, while a main floor den and laundry add everyday convenience. The spacious primary suite includes a walk in closet and spa inspired ensuite with a jacuzzi tub, separate shower, and dual vanity. The finished basement features 9' ceilings, large windows, two sound proofed bedrooms ideal for teens or guests, a family room, games area, and full bath with steam shower and jacuzzi tub. Outside, enjoy a quiet, mature yard with fruit trees, perennial beds, and a well loved vegetable garden. Exceptional price per square foot for a bungalow in this sought-after location!

Built in 2010

### Essential Information

MLS® # E4441626

Price \$640,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,528
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1119 Chahley Court
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0K5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Skylight, Vaulted Ceiling
Parking Spaces	5
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Kostik/Bessie
Middle	S. Bruce Smith
High	Jasper Place

### Additional Information

Date Listed	June 11th, 2025
Days on Market	2
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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