

## \$486,900 - 2117 Cassidy Wynd, Edmonton

MLS® #E4440460

**\$486,900**

3 Bedroom, 2.50 Bathroom, 1,540 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Better than new and designed with style, this stunning half-duplex in the exclusive community of Chappelle Gardens offers the perfect blend of function, flair, and community living. With 3 spacious bedrooms, 2 1/2 bathrooms, and a bright, open-concept layout, this home is packed with thoughtful upgrades. Enjoy 9ft ceilings, a sleek electric fireplace, upgraded lighting throughout, and an abundance of cabinets extending to the ceiling in the stylish kitchen complete with quartz countertops. The 2nd floor laundry adds everyday convenience, while the separate side entrance offers extra flexibility whether for future development or added privacy. Step outside to a large backyard backing green space, creating your own private retreat right at home. As a bonus, living in Chappelle Gardens means you'll have access to the Residents Association, featuring a spray park, skating rink, fenced-in playground, and a wide variety of programs and events for all ages. With easy access to parks, schools, shopping, and transit.

Built in 2021

### Essential Information

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Price \$486,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2117 Cassidy Wynd
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A7

### Amenities

Amenities	Ceiling 9 ft., Club House, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### School Information

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

### Additional Information

Date Listed	June 5th, 2025
Days on Market	46
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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