

## \$519,000 - 7209 Chivers Place, Edmonton

MLS® #E4448011

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 7209 Chivers Place, a stunning half-duplex nestled in the vibrant community of Chappelle! This beautifully maintained home offers 3 spacious bedrooms, 2.5 bathrooms, and a bonus room upstairs. Step inside to a bright and modern open-concept main floor, featuring a contemporary kitchen with sleek finishes, ample cabinetry, and a large island ideal for entertaining. The inviting living and dining areas flow seamlessly to the outdoors, where you'll find a fully landscaped and fenced backyard complete with a finished deck. Enjoy the added convenience of a side entrance, offering great potential for a future basement suite. Located on a quiet street in the heart of Chappelle, you're just minutes away from schools, parks, trails, shopping. Whether you're a first-time buyer, young family, or savvy investor, this home checks all the boxes. Don't miss your chance to own in one of southwest Edmonton's most desirable neighborhoods!

Built in 2020

### Essential Information

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Price \$519,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7209 Chivers Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	5
Zoning	Zone 55

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