

Courtesy Of Christina A Reid Of Century 21 Leading

\$495,730 - 2961 Coughlan Green Green, Edmonton

MLS® #E4454764

\$495,730

3 Bedroom, 2.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

FREE 20X20 GARAGE FOR A LIMITED TIME ONLY The Belvedere is our most unique and popular home design, featuring a **SOUTH FACING BALCONY** from the primary bedroom. The main floor features both 9ft and 10ft ceilings, and your living room welcomes you a cozy fireplace and natural light through oversize windows. Your designer kitchen features a large window above the sink, a stainless steel double door fridge, electric range, a chimney hoodfan, a built in microwave, and dishwasher. You're welcome to upgrade your appliances still if you wish. The upper level can be found as you walk up your cuved stair case, featuring 3 spacious bedrooms and a full size laundry room. Your primary ensuite has been thoughtfully upgraded to include a glass shower, dual vanities and an enclosed water closet. There is a **SIDE ENTRY**, perfect for future basement development. Listing photos of showhome.

Built in 2025

Essential Information

MLS® #	E4454764
Price	\$495,730
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,665
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2961 Coughlan Green Green
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X6

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary DONALD R. GETTY
Middle St. Thomas Aquinas
High DR. ANNE ANDERSON

Additional Information

Date Listed August 26th, 2025
Days on Market 70
Zoning Zone 55
HOA Fees 426
HOA Fees Freq. Annually

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