

# \$570,000 - 7417 Chivers Crescent, Edmonton

MLS® #E4455939

**\$570,000**

3 Bedroom, 2.50 Bathroom, 1,821 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This home is a SHOWSTOPPER! Welcome to family friendly community of Chappelle & enjoy your amenity rich surroundings while embracing natural trails, parks & Chappelle Pond just a hop away. Built by Klair Custom Homes, this corner lot, 2-storey home is full of upgrades & extras; oversized windows for array of natural light, decadent electric fire-place, coffered ceilings, upgraded lighting, luxury vinyl plank flooring, iron spindled railing, upgraded tiles PLUS, separate side entrance for future basement development. Welcoming foyer with flex space is perfect for home office or lounge. Bright open concept great room showcases living room, dinette & outstanding chef's kitchen. Love your upscale SS appliances while you prep on your extended eat-on island with quartz countertops, corner pantry & abundance of cabinetry. 3 upper-level bedrooms, laundry room & family room. Primary ensuite is a retreat with its soaker tub, tiled glass shower & dual sinks. A/C, fully landscaped, fenced w/back deck & BBQ gas line.

Built in 2019

## Essential Information

MLS® #	E4455939
Price	\$570,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,821
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7417 Chivers Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DONALD R. GETTY SCHOOL K-9
Middle	DONALD R. GETTY SCHOOL K-9
High	DR. ANNE ANDERSON 10-12

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	9
Zoning	Zone 55

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Listing information last updated on September 13th, 2025 at 4:32am MDT