

Courtesy Of Samantha Stachniak Of RE/MAX Elite

## \$488,888 - 2957 Coughlan Green Green, Edmonton

MLS® #E4461246

**\$488,888**

3 Bedroom, 2.50 Bathroom, 1,393 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

WOW! Step into this beautifully designed 3-bedroom, 2.5-bath home offering a bright and open-concept layout perfect for modern living. The spacious living room flows effortlessly into a generous dining area and a sleek, upgraded kitchen featuring a large island with breakfast bar, elegant quartz countertops, quality cabinetry, and a convenient pantry. A practical boot room and a stylish half bath complete the main floor. Upstairs, the primary suite offers a relaxing retreat with a walk-in closet and private ensuite. Two additional well-sized bedrooms, a full 4-piece bath, and an upstairs laundry room provide comfort and convenience for the whole family. An easily separated basement entrance offers fantastic potential for future development or a legal suite! Fenced yard, double garage and extra parking! Located in the vibrant Chappelle community, you'll enjoy access to scenic wetlands, vast green spaces, walking trails, schools, a community center, and more. Welcome Home!

Built in 2020

### Essential Information

MLS® # E4461246

Price \$488,888

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,393                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2957 Coughlan Green Green |
| Area        | Edmonton                  |
| Subdivision | Chappelle Area            |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 3X6                   |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Front Porch, No Smoking Home, Parking-Extra |
| Parking Spaces | 3                                                                                                 |
| Parking        | Double Garage Detached                                                                            |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 55           |
| HOA Fees       | 426               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 10th, 2025 at 5:32am MDT