

## \$509,000 - 4317 Cooke Lane, Edmonton

MLS® #E4461500

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully designed half duplex in a prime location! The open-concept main floor boasts a bright and spacious living room that flows seamlessly into the modern kitchen, perfect for entertaining. Featuring 3 spacious bedrooms, the primary suite offers a walk-in closet and a private en-suite bathroom. The upper floor includes another full bathroom and the convenience of upstairs laundry. The basement suite adds incredible value with 1 bedroom, in-suite laundry, and a separate entrance—ideal for rental income or extended family. A double detached garage completes this fantastic property. A great opportunity for homeowners or investors alike—don't miss out!

Built in 2020

### Essential Information

MLS® #	E4461500
Price	\$509,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2020



Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4317 Cooke Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M7

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 9th, 2025
Days on Market	2

Zoning	Zone 55
HOA Fees	445
HOA Fees Freq.	Annually

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