

## \$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

MLS® # E4448011

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 | 21              |
| Zoning         | Zone 55         |

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Listing information last updated on August 6th, 2025 at 8:47am MDT