# \$519,879 - 2961 Coughlan Green Green, Edmonton

MLS® #E4454764

#### \$519.879

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

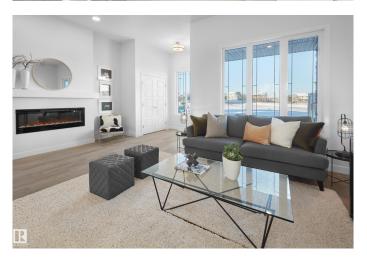
#### **Essential Information**

MLS® # E4454764 Price \$519,879

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 10 ft., 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 1

Zoning Zone 55

HOA Fees 426

HOA Fees Freq. Annually

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Listing information last updated on August 26th, 2025 at 11:47pm MDT