

# **\$380,000 - 36 1030 Chappelle Boulevard, Edmonton**

MLS® #E4458068

**\$380,000**

3 Bedroom, 2.50 Bathroom, 1,667 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

**YOU CANNOT BEAT THIS LOCATION!**

Welcome to Mosaic Vista where this divine 3-storey condo townhome is ready to welcome you. Perfectly nestled in a tranquil & scenic OASIS, surrounded by walking trails, green space PLUS, unit has unobstructed views of pond from back patio & upper-level balcony! PRICELESS! Features 3 bdrms, 2.5 baths & 24x17 oversized attached & heated double garage w/man door access to main level. Here you will find the living room that can easily be used as a home office/flex place for kids. A few steps up, you are greeted by impressive Great Room adorned w/desired neutral palette throughout. Spacious dining rm has large windows for array of natural light. Kitchen is anchored w/centre block island, rich espresso cabinetry, upscale SS appliances, pantry & granite countertops. Family room w/patio door access to balcony is remarkable! Owner's suite is complete w/private 4pc ensuite & WIC. 2 add'l jr rooms, 4 pc bath & laundry closet. Landscaped, fenced & TURN-KEY READY. A++

Built in 2014

## **Essential Information**

MLS® # E4458068

Price \$380,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,667             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 36 1030 Chappelle Boulevard |
| Area        | Edmonton                    |
| Subdivision | Chappelle Area              |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2K7                     |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Attached, Heated, Over Sized                             |
| Is Waterfront  | Yes                                                                    |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 3                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                |
| Construction      | Wood, 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 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 55              |
| HOA Fees       | 447.3                |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$365                |

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Listing information last updated on September 18th, 2025 at 6:48pm MDT