

## \$669,900 - 2890 Coughlan Green Drive, Edmonton

MLS® #E4442159

**\$669,900**

4 Bedroom, 3.50 Bathroom, 1,873 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

YOUR STUNNING DREAM HOME IS LOCATED in vibrant CHAPPELLE, one of EDMONTON'S MOST DESIRABLE AREAS! This IMPECCABLY UPGRADED 2023-BUILT SHOW STYLED HOME offers approx. 2421 SQ. FT. of beautifully CUSTOM-DESIGNED LIVING SPACE. With 4 BEDROOMS & 4 BATHS, including a LUXURIOUS MASTER with EN-SUITE, includes a 1 BEDROOM LEGAL BASEMENT SUITE. The METAL SPINDLE STAIRCASE leads to 3 BEDROOMS & a BONUS ROOM—ideal for ENTERTAINMENT or RELAXATION. The heart of the home is the EXPANSIVE KITCHEN featuring GAS COOKTOP, HIGH-END BUILT-IN STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS & WALK-THRU PANTRY. The OPEN-CONCEPT layout flows from the GRAND ENTRANCE to MUDROOM, THROUGH TO THE KITCHEN & LIVING ROOM WITH FIREPLACE—perfect for GATHERINGS or COZY NIGHTS. WHY THIS HOME? YOU CAN ENJOY A 1 BEDROOM LEGAL BASEMENT SUITE TO HELP OFFSET YOUR MORTGAGE PAYMENTS! Step outside to a LARGE DECK & FENCED BACKYARD—perfect for OUTDOOR GATHERINGS or RELAXATION. CLOSE TO SCHOOLS, PARKS, PONDS, TRAILS, SHOPPING, AMENITIES & AIRPORT!



Built in 2022

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442159               |
| Price          | \$669,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,873                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2890 Coughlan Green Drive |
| Area        | Edmonton                  |
| Subdivision | Chappelle Area            |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 4B2                   |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, Detectors Smoke |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |

|              |                |
|--------------|----------------|
| Fireplaces   | Glass Door     |
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Other, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Other, Vinyl  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Donald R. Getty School     |
| Middle     | Garth Worthington          |
| High       | Archbishop Chapelle High S |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 55         |
| HOA Fees       | 427             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 16th, 2025 at 6:32am MDT