

## \$424,000 - 8 6214 Cartmell Court, Edmonton

MLS® #E4431088

### \$424,000

3 Bedroom, 2.50 Bathroom, 1,413 sqft  
Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Come check this UPGRADED beauty! 3 bedrooms plus den, walking distance to 2 k9 public schools, 1 catholic school, 1 future k9 catholic school and a high school. 5 minutes to Heritage shopping centre, Shoppers, Starbucks, Superstore with Walmart approved for construction within the walking distance! Come see all the upgrades including 9 ft ceiling, sleek kitchen with better appliances, private fenced yard for your children and pets, full metal railings for the stairs all the way up to the top floor. Top floor has master bedroom more than big enough to fit California King bed, 2 more good size bedrooms, and 4pc full bath. Water softener, smart door key pads, 4 channel CCTV, smart thermostat, attached double garage can be all yours! Located in a desirable community, close to parks, schools, daycare, restaurants and many other amenities. Lovely house for families or professionals looking for style and convenience. The house comes with the living room couch as well - Don't miss your chance to own this beauty!

Built in 2023

### Essential Information

MLS® #	E4431088
Price	\$424,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	8 6214 Cartmell Court
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Patio, Smart/Program. Thermostat, Sprinkler System-Fire, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Garth Worthington
Middle	St. Thomas Aquinas
High	Dr. Anne Anderson

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	16
Zoning	Zone 55
Condo Fee	\$203

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