

## \$545,000 - 6708 Cardinal Road, Edmonton

MLS® #E4447109

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to your next great investment or forever home! This spacious 4-bedroom, 3.1-bathroom property sits on a Huge pie-shaped lot and offers plenty of space for family life and future potential. One of the standout features is the Fully Finished WALKOUT BASEMENT with exterior access—ideal for a rental suite, additional living space, or simply more room to stretch out. It backs onto a peaceful pond, offering serene views and added privacy that's hard to find. Inside, you'll find a well-thought-out layout designed for both comfort and functionality. The open-concept main floor connects the living, dining, and kitchen areas, making it easy to entertain without shouting across rooms. Upstairs, the primary bedroom includes its own ensuite bathroom, creating the perfect retreat after a busy day. Close to all amenities. Whether you're looking for rental income, a family-friendly layout, or a scenic spot to relax, this home checks all the boxes

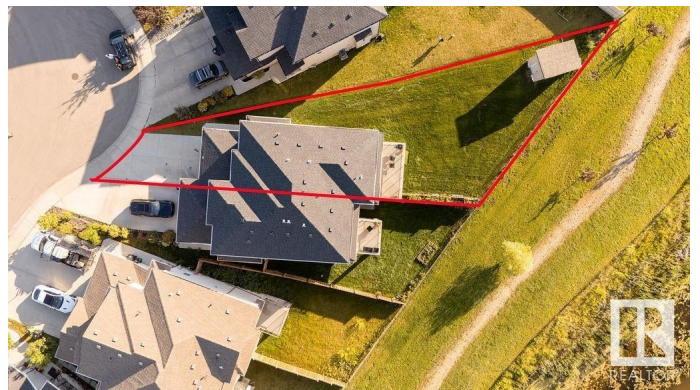
Built in 2016

### Essential Information

MLS® # E4447109

Price \$545,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,634         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6708 Cardinal Road |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2Y6            |

### Amenities

|               |                                                                                             |
|---------------|---------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Smart/Program. Thermostat, Walkout Basement |
| Parking       | Double Garage Attached, Front Drive Access                                                  |
| Is Waterfront | Yes                                                                                         |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Backs Onto Lake, No Back Lane, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 55         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 11:02pm MDT