

# \$448,800 - 4324 Cooke Lane, Edmonton

MLS® #E4451432

**\$448,800**

3 Bedroom, 3.50 Bathroom, 1,475 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

THIS IS THE HALF-DUPLEX YOU HAVE BEEN WAITING FOR! On a quiet street & only 1 block to a park, this OUTSTANDING duplex with a formal front foyer feels like walking into a house. In the desired community of Chappelle, the home is highlighted by a unique floor plan with 3 bedrooms, a BONUS ROOM, and a finished basement that provides almost 1,800 sf of family-friendly living! The main floor features an open plan with a GREAT KITCHEN, a functional center island/eating bar, a generous Dining area, a Living Room with a fireplace, a flex space off the kitchen, and BIG windows that flood the home with light! The upper levels include 3 spacious bedrooms, a 3-piece ensuite, a laundry room, and a bonus room that can be a home office or a play are for kids. Other highlights include QUARTZ counters, LVP flooring, SLATE appliances, smart-home features, PLUS...a FINISHED BASEMENT that could be used as an in-law suite. The rear yard is fenced/landscaped and includes an amazing 2-tier Deck with a Hot Tub. THIS IS THE ONE!



Built in 2019

## Essential Information

MLS® #	E4451432
Price	\$448,800

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4324 Cooke Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M7

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	446
HOA Fees Freq.	Annually

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