

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

\$975,000 - 1440 Chahley Place, Edmonton

MLS® #E4424022

\$975,000

4 Bedroom, 4.50 Bathroom, 2,686 sqft
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Perfection meets prestige in this renovated executive 2-storey backing onto the RAVINE, with a basement SUITE & nearly \$200,000 in stunning upgrades. Nestled in Cameron Heightsâ€™™ most coveted cul-de-sac, & backing directly onto the ravine, offering unparalleled west-facing views, & newly designed landscaping. The main level boasts 9-ft ceilings, hardwood & tile flooring, beam detailing, and a chefâ€™™s kitchen with upgraded appliances, quartz counters & a large island. Floor-to-ceiling windows bring the outside in, capturing stunning views. Upstairs you will find a bonus room, 2 spacious bedrooms + a spa-like primary suite with a double-sided fireplace, walk-in closet, soaking tub & O/S shower. Ideal for multi-generational living or rental income, the walkout basement SUITE features a second kitchen, open concept living spaces, office, laundry & bedroom with its own ensuite. Step out onto the lower patio into the sprawling backyard with updated landscaping. Steps from trails, parks, schools, & soccer fields.

Built in 2011

Essential Information

MLS® # E4424022

Price \$975,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,686
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1440 Chahley Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Patio, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	M. A. Kostek / Good Shep
Middle	S. Bruce Smith
High	Jasper

Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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