

## **\$359,900 - 30 2905 141 Street, Edmonton**

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MLS® #E4428102

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning open-concept townhome in the sought-after community of Chappelle! This 2 bedroom, 2.5 bathroom home offers a private fenced yard, an attached 2-car garage, in-suite laundry, low condo fees, and the comfort of Air Conditioning. The unit features a spacious living room, modern kitchen, two bedrooms with attached full bathroom, and plenty of storage. With quality finishes, stainless steel appliances, and laminate flooring. Perfectly located, you're steps away from serene ponds, walking trails, and community gardens, with easy access to schools, transit, and the Henday. Residents also enjoy access to Chappelle Gardens' recreation centre, skating rink, and more.

Built in 2021

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428102  |
| Price          | \$359,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,256     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 2905 141 Street |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3W4            |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner, No Animal H |
| Parking Spaces | 2                            |
| Parking        | Double Garage Attached       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Di<br>Garage Opener, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Corner Lot, Golf Nearby, La<br>Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 61               |



|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 426      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$234    |

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Listing information last updated on May 28th, 2025 at 2:17am MDT