

\$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 area 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	22
Zoning	Zone 55
HOA Fees	446
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 27th, 2025 at 4:02pm MDT