

## \$320,000 - 20 1140 Chappelle Boulevard, Edmonton

MLS® #E4458281

**\$320,000**

3 Bedroom, 2.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Vista On The Park in the heart of prestigious Chappelle where this wonderful 2-storey condo townhome is ready to welcome you. Fantastic location, close to schools, park, playground, shopping, transit, PLUS enjoy all amenities associated with Chappelle Gardens and watch your family BLOOM! Charming appeal facing walking path with quaint front patio & half fence. Features 3 bedrooms, 2.5 baths & dble attached garage with man door access to home & abundance of storage/laundry room. A few steps up, you are greeted by impressive Great Room adorned with desired neutral palette & rich dark hardwood floors. Spacious kitchen showcases peninsula island with granite countertops, to-ceiling cabinetry, upscale SS appliances, pantry & lovely balcony w/BBQ gas line to enjoy your morning coffee. Owner's suite is complete w/private 3pc ensuite & WIC. 2 add'l jr rooms & 4 pc bath. Newer carpet on upper-level. Reasonable condo fees for maintenance free living. Great opportunity for 1st time buyers & investors. A+

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4458281  |
| Price  | \$320,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,220             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 20 1140 Chappelle Boulevard |
| Area        | Edmonton                    |
| Subdivision | Chappelle Area              |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2Z3                     |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors   Smoke,   Parking-Visitor,   Storage-In-Suite,   Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                        |
| Parking        | Double Garage Attached, Rear Drive Access                                                                                |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In,   Dryer,   Garage Control,   Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Partial, See Remarks                                                                                                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | DONALD R. GETTY SCHOOL   |
| Middle     | DONALD R. GETTY SCHOOL   |
| High       | DR. ANNE ANDERSON SCHOOL |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 55              |
| HOA Fees       | 415.12               |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$301                |

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 October 20th, 2025 at 3:47am MDT