

## \$669,500 - 1119 Chahley Court, Edmonton

MLS® #E4418157

**\$669,500**

4 Bedroom, 3.00 Bathroom, 1,528 sqft  
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Landmark built Bungalow in Cameron Heights neighborhood, situated in quiet cul-de-sac. Opened Concept main floor with vaulted ceiling. Kitchen has granite countertops, a pantry and a spacious dining area, leading to a private rear deck. The main floor living room has a gas fireplace. The master bedroom has a walk-in closet, bathroom with jacuzzi tub, separate shower and double vanity. The second bedroom has an adjoining bathroom. An office (den), main floor laundry and an opened staircase to the basement complete the main floor. The finished basement has 9 ft Ceilings and large windows with a large family room, workout and games area. There is a bar area with cupboards and a fridge. The bathroom has a double vanity as well as a jacuzzi tub that has a steam shower. There are also two large sound-proofed bedrooms with walk-in closets as well as a Furnace room with storage area. The spacious private backyard with numerous ornamental/fruit trees, perennial flower beds and a vegetable garden.

Built in 2010

### Essential Information

MLS® #	E4418157
Price	\$669,500
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,528
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1119 Chahley Court
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0K5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flow Faucets/Shower, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Green Building
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Stream/Pond, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 16th, 2025
Days on Market	79
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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