

\$569,000 - 9449 Colak Lane, Edmonton

MLS® #E4421851

\$569,000

4 Bedroom, 3.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Like new! This beautiful 2 storey home has an open plan layout on the main level. With a highly functional and bright kitchen, located at the rear of the home. It has quartz counter-tops and a good sized island + a 2 pce bathroom off the back entrance. The dining and living room run into each other so can be used for a variety of purposes. The large primary bedroom has a good sized walk-in closet and a 4 piece ensuite. There's also another 4 pce main bathroom & two other bedrooms. An open loft area & the laundry area complete this level. The basement has a full legal suite with a living room, full kitchen, bedroom, laundry area and 4 piece ensuite bathroom. The detached garage is 19'6" x 19' 4". Landscaping has been completed, there's a deck off the back door and the property is fenced on 1 side.

Built in 2022

Essential Information

MLS® #	E4421851
Price	\$569,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,479



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9449 Colak Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5G7

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Slab

Additional Information

Date Listed February 17th, 2025

Days on Market 61

Zoning Zone 55

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 April 19th, 2025 at 10:02am MDT