

## **\$559,000 - 847 Chahley Way, Edmonton**

MLS® #E4439544

**\$559,000**

3 Bedroom, 2.50 Bathroom, 1,992 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Lovely 1992 sq. ft Two Storey in Cameron Heights. Main Floor Features Open Plan, Tigerwood Hardwood Flooring, Living Room Features Large Window and Electric Fireplace, Dining Area with Upgraded Garden Door Access to Back Deck, Great Kitchen with Granite Counters, Walk in Pantry and Upgraded Microwave and Stove, Two Piece Powder Room, Main Floor Laundry (Upgraded Washer and Dryer) Second Floor Features Large Bonus Room, Spacious Primary Bedroom, Five Piece Ensuite Features Granite Counter, Double Sinks, Soaker Tub and Separate Shower, Two Other Good Sized Bedrooms and Four Piece Bathroom. Other Features Include A/C, Double Attached Garage with Electric Heater and Upgraded Garage Door, Upgraded Screens on All Windows, Leaf Filters on Eavestroughs. Back Yard Features Apple Tree, Cherry Tree, Plum Tree, Raspberries and 2 Pear Trees. Upgraded Composite Deck, Patio and Storage Shed. Beautiful Move in Ready Family Home!

Built in 2009

### **Essential Information**

MLS® # E4439544

Price \$559,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,992                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 847 Chahley Way            |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0C7                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 20        |
| HOA Fees       | 240            |
| 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 June 16th, 2025 at 1:18pm MDT