

## \$549,900 - 9480 Colak Lane, Edmonton

MLS® #E4449126

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Stunning 3-Bedroom Home with Income-Generating Basement Suite in Chappelle! Welcome to this charming 3-bedroom single family home located in the desirable community of Chappelle. Featuring a bright open-concept main floor with a spacious living area, modern kitchen, and powder room, this home is perfect for families or investors alike. The upper floor offers 3 bedrooms, 2 full bathrooms and a laundry room. The legal basement suite adds 640 sq ft of additional living space and features 1 bedroom, a full kitchen, a full bathroom, a separate entrance, and private laundry—providing excellent rental income potential. Enjoy outdoor living in the landscaped yard and the convenience of a detached 2-car garage. Located close to parks, schools, shopping, and public transit. Don't miss this opportunity!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449126  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,404     |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9480 Colak Lane |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1A6         |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Parking-Extra, See Remarks |
| Parking   | Double Garage Detached                                                        |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, See Remarks                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | See Remarks                                                  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | See Remarks                                                  |
| Construction      | See Remarks                                                  |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed July 22nd, 2025

Days on Market 39

Zoning Zone 55

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Listing information last updated on August 30th, 2025 at 4:02am MDT