

## \$559,000 - 9606 Colak Link Link, Edmonton

MLS® #E4452717

**\$559,000**

4 Bedroom, 3.50 Bathroom, 1,566 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this like-new 2023-built gem in the heart of Chappelle, offering over 1,600 sq. ft. of thoughtfully designed living space plus a LEGAL 1-bedroom basement suite with separate side entrance and concrete walkway—perfect for extended family or mortgage helper (currently rented for \$1,250/month)! Step inside to a bright and spacious open-concept main floor featuring large windows, a cozy living area, and a chef-inspired kitchen with stainless steel appliances and a massive quartz island. The dining area is ideal for entertaining, and a convenient 2-pc bath completes the main level. Upstairs, you'll find a generous bonus room, 3 spacious bedrooms, including a primary suite with a walk-in closet and 3-pc ensuite, another full 3-pc bath, and a laundry room. Outside, enjoy a fully landscaped yard with an upgraded deck, ideal for summer BBQs. The double detached garage provides secure parking. All of this in a family-friendly neighborhood close to schools, parks, splash pad, and shopping.

Built in 2023

### Essential Information

MLS® # E4452717

Price \$559,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,566                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9606 Colak Link Link |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5B6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 3                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 55           |
| HOA Fees       | 420               |
| 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 August 30th, 2025 at 10:32am MDT