

\$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 59

Zoning Zone 55

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