

# \$439,900 - 2606 Coughlan Road, Edmonton

MLS® #E4456503

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,619 sqft  
Single Family on 0.00 Acres

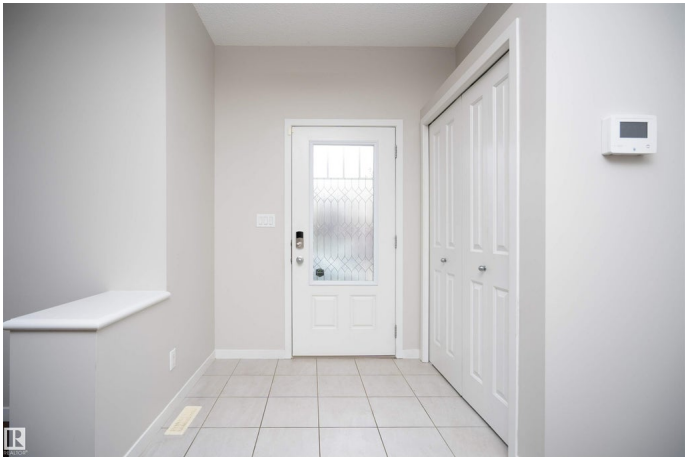
Chappelle Area, Edmonton, AB

Live in comfort and style in this beautiful 3 bedroom, 2.5 bathroom single-family home in the desirable Chappelle community. This freshly painted and move-in ready home features a welcoming, cozy living room with fireplace, a functional kitchen with island, pantry closet, and dining space with access to the backyard deck, perfect for family living and entertaining. A convenient 2-pc bath and entry closet complete the main level. Upstairs, the spacious primary suite offers a walk-in closet and 3-pc ensuite, while two additional bedrooms with closets, a 4-pc bath, and a bonus room provide flexible living space. The unfinished basement offers future development potential. Situated on a corner lot, this home is close to schools, parks, ponds, walking trails, shopping plazas, grocery stores, and public transit. Enjoy easy access to Anthony Henday Drive, Highway 2, and short drive to Edmonton International Airport & Premium Outlet Mall.

Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456503  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2606 Coughlan Road |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3S1            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Smart/Program. Thermostat |
| Parking   | Parking Pad Cement/Paved                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | None                                                                       |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Donald R. Getty School |
| Middle     | Donald R. Getty School |
| High       | Dr. Anne Anderson      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 55             |

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Listing information last updated on September 16th, 2025 at 3:02am MDT