

## \$419,900 - 7031 Cardinal Way, Edmonton

MLS® #E4432396

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**NO CONDO FEES!!** This spacious duplex offers you an open floor plan and loads of living space w. a fully developed basement! 3 bedrooms, 3.5 bathrooms, **STUNNING HARDWOOD FLOORS**. The kitchen has stainless steel appliances, an island, walk-in pantry and **GRANITE COUNTERTOPS!** Adj. eating nook w. access to **PRIVATE YARD** and living room is ideal for entertaining or for the children's play. Upstairs are **THREE BEDROOMS**, incl. primary bedroom with 3 piece ensuite and walk-in closet. Laundry on second level. **FULLY DVPD BASEMENT** has area for **MEDIA**, wet bar, and it's own 3 piece bathroom. Lots of storage too. **PRIVATE YARD** is fenced and has a deck and shed. Oversized, single attached garage. **SOUTH FACING BACKYARD**. This home is **AIR CONDITIONED**. Great Family Neighborhood is close to the Henday, shopping, and K-9 schools.

Built in 2012

### Essential Information

MLS® #	E4432396
Price	\$419,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7031 Cardinal Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z1

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Secured Parking, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In
Parking	Front Drive Access, Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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