

## \$274,000 - 247 Chateau Place, Edmonton

MLS® #E4449637

**\$274,000**

3 Bedroom, 1.50 Bathroom, 1,165 sqft  
Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this MODERN & very well maintained 3 bed / 1.5 bath townhouse with a single attached garage and a private balcony off the primary bedroom! Step inside to a spacious front entry and convenient half bath, leading into a bright living room with soaring 14'™ VAULTED ceilings, skylight, and an abundance of natural light. The open staircase takes you to three generously sized bedrooms and a full bathroom upstairs. The kitchen offers GRANITE countertops, crown molding, stainless steel appliances, and ample cabinetry. Off the dining area, patio doors open to your private deck and fenced yard with NO NEIGHBOURS BEHIND! Enjoy a FULLY FINISHED basement, updated furnace (approx 4 yrs), hot water tank & laundry (approx 8 yrs). Major updates in the last 10 yrs: WINDOWS, DOORS, ROOF, SIDING, DRIVEWAY & FRONT STEPS. One of the BEST locations in the complex and quick access to the new LRT! HUGE greenspace, playgrounds and schools ALL LESS THAN A BLOCK AWAY! (directly behind the complex)

Built in 1977

### Essential Information

MLS® # E4449637

Price \$274,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 247 Chateau Place |
| Area        | Edmonton          |
| Subdivision | Belmead           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 1V3           |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Smoking Home, Patio, Vaulted Ceiling |
| Parking Spaces | 2                                                                |
| Parking        | Single Garage Attached                                           |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Stories      | 3                                                                                                                                 |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 20         |
| Condo Fee      | \$461           |

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Listing information last updated on August 6th, 2025 at 12:02am MDT