

## \$569,000 - 9449 Colak Lane, Edmonton

MLS® #E4421851

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Like new! This beautiful 2 storey home has an open plan layout on the main level. With a highly functional and bright kitchen, located at the rear of the home. It has quartz counter-tops and a good sized island + a 2 pce bathroom off the back entrance. The dining and living room run into each other so can be used for a variety of purposes. The large primary bedroom has a good sized walk-in closet and a 4 piece ensuite. There's also another 4 pce main bathroom & two other bedrooms. An open loft area & the laundry area complete this level. The basement has a full legal suite with living room, full kitchen, bedroom, laundry area, a 4 piece ensuite bathroom & in-floor heat. The detached garage is 19'6" x 19' 4". Landscaping has been completed, there's a deck off the back door and the property is fenced on 1 side.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421851  |
| Price          | \$569,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,479     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9449 Colak Lane |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5G7         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Composition, Vinyl   |

Foundation                      Slab

### **Additional Information**

Date Listed                      February 17th, 2025

Days on Market                75

Zoning                              Zone 55

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Listing information last updated on May 3rd, 2025 at 7:02pm MDT