

## \$574,900 - 9206 Cooper Crescent, Edmonton

MLS® #E4433877

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,540 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

TRIPLE GARAGE with drive through door to side yard! Nestled in the vibrant and family friendly neighbourhood of Chapelle, this lovely home comes with 3 bedrooms on the upper level plus a bonus room and a total of 2.5 bathrooms. An open concept main floor with hardwood floors and granite counter tops. A dining area that leads to the south facing yard. The kitchen boasts stainless steel appliances, an island with raised eating bar, glass tile backsplash and a corner pantry. From the triple garage there is a SEPERATE ENTRANCE which leads to the unfinished basement and is roughed in for a 2nd kitchen and laundry, perfect for future development of a secondary suite. Surrounded by quality schools, peaceful parks & easy access to public transit.

Built in 2017

### Essential Information

MLS® #	E4433877
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9206 Cooper Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L1

### **Amenities**

Amenities	Deck, Vinyl Windows, HRV System
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donald Getty
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Middle	Donald Getty
High	Dr Anne Anderson

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 55

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