

## \$560,000 - 9490 Colak Lane, Edmonton

MLS® #E4445412

**\$560,000**

4 Bedroom, 3.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning home offering 3 beds and 2 and 1/2 bath with double detached garage and Legal Suite Basement equipped with Stainless Steel Appliances and Custom Blinds! The main floor offers spacious bright living area, modern functional kitchen with island seating, dedicated dining space, half bath, access to the backyard and rear parking and spacious Main floor laundry room at your convenience. Upstairs features the primary suite with walk-in closet and 4 pc ensuite, alongside two more bedrooms with closets, 4pc bath and a bonus room. Separate side entrance ushers you into a fully finished legal Suite Basement. The basement with a bedroom, 4 pc bath, and second kitchen. Conveniently located near all amenities, shopping, schools, daycares, parks, and just 20 mins drive to YEG airport with easy access to Highway 2 and public transit, this home offers comfort, convenience, space and location.

Built in 2022

### Essential Information

MLS® #	E4445412
Price	\$560,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9490 Colak Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Y8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	68
Zoning	Zone 55

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