

## \$394,900 - 6815 Cardinal Link, Edmonton

MLS® #E4454937

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This beautifully maintained half-duplex, built in 2013, is the perfect place to start your family's next chapter. With over 1,300 sq ft of thoughtfully designed living space, there's plenty of room to grow and make memories. The open-concept main floor showcases hardwood floors, a spacious living room, and a modern kitchen complete with a walk-in pantry, and a large island—ideal for meal prep or entertaining. The dining nook comfortably fits a family-sized table and leads out to a BBQ deck and fully fenced backyard, perfect for kids or pets. Upstairs, you'll find two generously sized kids' bedrooms, a full bathroom, and a primary suite featuring a walk-in closet and a private ensuite with a double shower. This energy-efficient home is equipped with a high-efficiency furnace, on-demand hot water, and a heat recovery ventilator (HRV) to help keep utility costs low. Located in a family-friendly neighborhood, you're just a short walk from parks, playgrounds, and a nearby shopping center.

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454937  |
| Price    | \$394,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,355         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6815 Cardinal Link |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1Y9            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Hot Water Tankless, No Animal Home, No Smoking Home, HRV System |
| Parking   | Front Drive Access, Single Garage Attached                      |

### Interior

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

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 55           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 28th, 2025 at 11:32am MDT