

## **\$424,900 - 7059 Cardinal Way, Edmonton**

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MLS® #E4441959

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautifully maintained 2-storey home by Landmark in sought-after Chappelle, offering stunning curb appeal with a front veranda. Inside, the open-concept layout features hardwood flooring on the main level, a bright living room with oversized windows. The kitchen is equipped with a walk-in pantry, tiled backsplash, stainless steel appliances, and generous cabinets and counter space. A convenient mudroom opens to a private deck, and a 2-piece bath completes the main floor. Upstairs, you'll find a spacious primary suite with a walk-in closet, two additional bedrooms, and a 4-piece bath. The fully finished basement adds extra versatility with a rec room, a second full 4-piece bath, and a flex room that could be converted into a bedroom. This move-in-ready home includes a high-efficiency furnace, Central Air Conditioner, hot water on demand, and a large 19.5' x 19.45' double detached garage. Ideally located close to schools, lots of shopping. Quick access to 41 Ave, Anthony Henday Drive, and the airport.



Built in 2012

### **Essential Information**

MLS® # E4441959

Price \$424,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7059 Cardinal Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Z2           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Tankless, HRV System |
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Detached                                |

### Interior

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

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 105             |
| Zoning         | Zone 55         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 25th, 2025 at 8:17pm MDT