

Courtesy Of Aziz A Dhamani Of Initia Real Estate

## **\$453,900 - 7019 Cardinal Way, Edmonton**

MLS® #E4425416

**\$453,900**

4 Bedroom, 3.50 Bathroom, 1,569 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

A BEAUTY IN CHAPPELLE! This home has a total living area of over 2500+ sq.ft. with a FULLY FINISHED basement! 4 Bedrooms and 3.5 Bathroom House with Hardwood & carpet flooring. Main floor boast with DEN, Dining and Living room plus Kitchen with Raised Eating Bar. Upstairs, you'll find a generous size master bedroom with a walk-in closet, as well as two additional large bedrooms and a convenient upper-level laundry room. Good size common bathroom with window for natural light. Basement has 4th bedroom and huge recreation place for friend and family get together. A Central Vacuum system to keep carpet clean. House is controlled by Smart Switches, Security Camera + Door Bell which can easily hooked up to Wifi and access it from your mobile phone. Huge South Facing Backyard Comes with Storage Shed and Backing to Green open space for Sunset and Sunrise views. This family-oriented community with schools, playgrounds, and shopping nearby, provides a fantastic lifestyle in southwest Edmonton. MUST SEE!!

Built in 2012

### **Essential Information**

MLS® # E4425416

Price \$453,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,569
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	7019 Cardinal Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z1

### **Amenities**

Amenities	Detectors Smoke, Vacuum System-Roughed-In
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market	30
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Zoning	Zone 55
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HOA Fees	100
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HOA Fees Freq.	Annually
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Listing information last updated on April 12th, 2025 at 8:17am MDT