

## \$420,000 - 2417 Cassidy Way, Edmonton

MLS® #E4429308

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,439 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this immaculate 3 bedroom half duplex nestled in the sought after Chappelle community. Featuring a bright and open layout. This home boasts a fully upgraded kitchen complete with quartz countertops, a massive island, and plenty of counter space perfect for cooking and entertaining. Enjoy modern touches throughout including laminate flooring and a convenient 2 piece bath on the main floor. Upstairs you will find a spacious primary suite and a walk-in closet with a luxurious ensuite bath, as well as upper laundry for added convenience. Stay comfortable year round with central air conditioning and take advantage of the spacious attached single car garage. Step outside to a large deck with a gas hookup, ideal for summer barbeques and a generous backyard perfect for family and friends. Don't miss your chance to own this stunning home in a family friendly neighbourhood close to parks, schools, and all amenities.

Built in 2015

### Essential Information

MLS® #	E4429308
Price	\$420,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2417 Cassidy Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3E2

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	420
HOA Fees Freq.	Annually

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