

Courtesy Of Shannon L Ferry Of Real Broker

## \$443,000 - 2714 Coughlan Green, Edmonton

MLS® #E4462487

**\$443,000**

3 Bedroom, 2.50 Bathroom, 1,708 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this 3-bedroom, 2.5 bath half duplex offering over 1700 sq ft of beautifully designed living space in one of Edmonton's most sought after communities. The open-concept main floor is ideal for entertaining, featuring a spacious kitchen with stainless steel appliances, quartz countertops, and a seamless flow into the dining and living areas, plus a convenient powder room for guests. Upstairs features 3 bedrooms, including a primary with ensuite, a bonus room, another 4-piece bathroom and upper-floor laundry. Stay comfortable year round with central A/C! The huge backyard backs onto a walking path for added privacy and out-door enjoyment. The basement is unfinished and awaits your special touch. Located in the heart of Chappelle gardens you can take advantage of the amenities including outdoor skating rink, walking trails, community gardens, basketball courts, and splash park. This meticulously maintained home is move in ready and includes a single attached garage

Built in 2016

### Essential Information

MLS® # E4462487

Price \$443,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,708         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2714 Coughlan Green |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3N8             |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Patio, Television Connection, Natural Gas BBQ Hookup |
| 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, Brick, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |
| HOA Fees       | 447.3              |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 20th, 2025 at 11:32pm MDT