

## **\$839,888 - 4136 Charles Link Link, Edmonton**

MLS® #E4445185

**\$839,888**

4 Bedroom, 4.00 Bathroom, 2,803 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

GOOD MORNING EDMONTON! Discover this stunning 2800 sq ft 4 bed, 4 full bath walkout 2-storey in the vibrant community of Chappelle! Step into the grand foyer with soaring ceilings and an elegant light fixture that sets the tone for the rest of this exceptional home. The main floor features a versatile bedroom and full bath—perfect for guests or multi-generational living—along with a spacious laundry room and direct access to the oversized 21'6" x 26'6" garage. The massive walk-through pantry leads to a chef's dream kitchen, seamlessly connected to the open-concept living and dining area, anchored by a stylish gas fireplace. Step out onto the walkout deck—ideal for morning coffees or summer BBQs. Upstairs offers 3 generous bedrooms, each with access to a full bathroom, ensuring comfort and privacy for all. Located steps from one of Chappelle's tranquil walking paths, this home is the perfect blend of luxury, space, and location. Don't miss your chance to call this beauty home!

Built in 2015

### **Essential Information**

MLS® # E4445185

Price \$839,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,803                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4136 Charles Link Link |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 0Z5                |

### Amenities

|               |                                                                      |
|---------------|----------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, No Smoking Home, Walkout Basement, HRV System |
| Parking       | Double Garage Attached                                               |
| Is Waterfront | Yes                                                                  |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Garth Worthington School |
| High       | Dr. Anne Anderson        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 55        |
| HOA Fees       | 447.3          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 5th, 2025 at 12:02am MDT