

## \$420,000 - 6612 Cardinal Road, Edmonton

MLS® #E4434312

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,391 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful end-unit half duplex with no condo fees offers the perfect blend of style, comfort, and convenience. Boasting a single attached garage, this former showhome features an open-concept main floor with huge kitchen island, generous dining area, and cozy living room—ideal for entertaining. Step through the sliding patio doors to your oversized backyard oasis, complete with deck and automated underground sprinkler system! Upstairs, enjoy a thoughtfully designed layout with a spacious primary bedroom featuring a walk-in closet and private 3-piece ensuite. Two additional well-sized bedrooms, a second full bathroom, and a dedicated laundry room with extensive built-in storage make everyday living a breeze. Stay cool all summer with central air conditioning and enjoy your favourite tunes with built-in ceiling speakers. Recent upgrades include: new dishwasher (2024), carpets (2025), hot water tank (2024), main floor lighting (2025), and fresh paint throughout most of the home (2025). Just move in and enjoy

Built in 2012

### Essential Information

MLS® # E4434312

Price \$420,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,391
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6612 Cardinal Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y9

### Amenities

Amenities	Air Conditioner, Deck, Sprinkler Sys-Underground
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, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	10
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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