

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$975,000 - 1440 Chahley Place, Edmonton

MLS® #E4424022

**\$975,000**

4 Bedroom, 4.50 Bathroom, 2,686 sqft  
Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Perfection meets prestige in this renovated executive 2-storey backing onto the RAVINE, with a basement SUITE & nearly \$200,000 in stunning upgrades. Nestled in Cameron Heightsâ€™™ most coveted cul-de-sac, & backing directly onto the ravine, offering unparalleled west-facing views, & newly designed landscaping. The main level boasts 9-ft ceilings, hardwood & tile flooring, beam detailing, and a chefâ€™™s kitchen with upgraded appliances, quartz counters & a large island. Floor-to-ceiling windows bring the outside in, capturing stunning views. Upstairs you will find a bonus room, 2 spacious bedrooms + a spa-like primary suite with a double-sided fireplace, walk-in closet, soaking tub & O/S shower. Ideal for multi-generational living or rental income, the walkout basement SUITE features a second kitchen, open concept living spaces, office, laundry & bedroom with its own ensuite. Step out onto the lower patio into the sprawling backyard with updated landscaping. Steps from trails, parks, schools, & soccer fields.

Built in 2011

### Essential Information

MLS® # E4424022

Price \$975,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,686                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1440 Chahley Place         |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J3                    |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Patio, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive Access  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | M. A. Kostek / Good Shep |
| Middle     | S. Bruce Smith           |
| High       | Jasper                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 20         |
| HOA Fees       | 240             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on March 14th, 2025 at 7:17am MDT