# \$569,000 - 9449 Colak Lane, Edmonton

MLS® #E4421851

#### \$569,000

4 Bedroom, 3.50 Bathroom, 1,479 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Like new! This beautiful 2 storey home has an open plan layout on the main level. With a highly functional and bright kitchen, located at the rear of the home. It has quartz counter-tops and a good sized island + a 2 pce bathroom off the back entrance. The dining and living room run into each other so can be used for a variety of purposes. The large primary bedroom has a good sized walk-in closet and a 4 piece ensuite. There's also another 4 pce main bathroom & two other bedrooms. An open loft area & the laundry area complete this level. The basement has a full legal suite with living room, full kitchen, bedroom, laundry area and 4 piece ensuite bathroom. The detached garage is 19'6" x 19' 4". Landscaping has been completed, there's a deck off the back door and the property is fenced on 1 side.



#### **Essential Information**

MLS® # E4421851 Price \$569,000

Bedrooms 4

Bathrooms 3.50

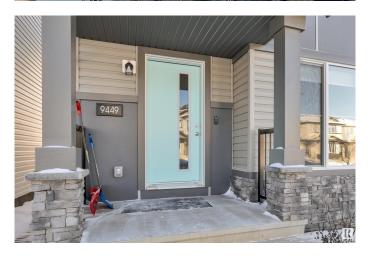
Full Baths 3

Half Baths 1

Square Footage 1,479







Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9449 Colak Lane

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5G7

#### **Amenities**

Amenities On Street Parking, Deck, Detectors Smoke, No Animal Home, No

Smoking Home, Vinyl Windows

Parking Spaces 2

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Window Coverings, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two,

Microwave Hood Fan-Two

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Composition, Vinyl

Exterior Features Back Lane, Flat Site, Landscaped, Public Transportation, Schools,

Partially Fenced

Roof Asphalt Shingles

Construction Wood, Composition, Vinyl

Foundation Slab

### **Additional Information**

Date Listed February 17th, 2025

Days on Market 74

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:17pm MDT