

## \$725,000 - 3057 Coughlan Lane, Edmonton

MLS® #E4437211

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,295 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**GARAGE SUITE!** Welcome to a uniquely amazing 2-storey that fronts green space and includes a rare one bedroom self contained 500sf Garage SUITE with balcony on top of the HEATED ATTACHED DOUBLE GARAGE. Use the one bedroom suite as a mortgage helper, investment, or retirement income! This home offers that highly sought-after open concept floor plan with an HUGE open island kitchen featuring upgraded Cabinets, tall and large windows allowing for a bright and airy living room flow! Completing the main level is rear DECK ideal for summer BBQing. In addition to the 3 bedrooms upstairs, you'll find upgraded carpets, beautiful tiled floors in the bathroom & a primary suite with huge walk-in closet with a window. Chappelle Gardens has beautiful green spaces, a skating rink, splash park and schools all with quick access to many of south Edmonton's amenities including Windermere shopping and entertainment. This is a unique property and a must see to be truly appreciated.

Built in 2021

### Essential Information

MLS® # E4437211

Price \$725,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,295
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3057 Coughlan Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0C3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	1
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 18th, 2025 at 4:47pm MDT