

## \$549,900 - 9480 Colak Lane, Edmonton

MLS® #E4449126

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

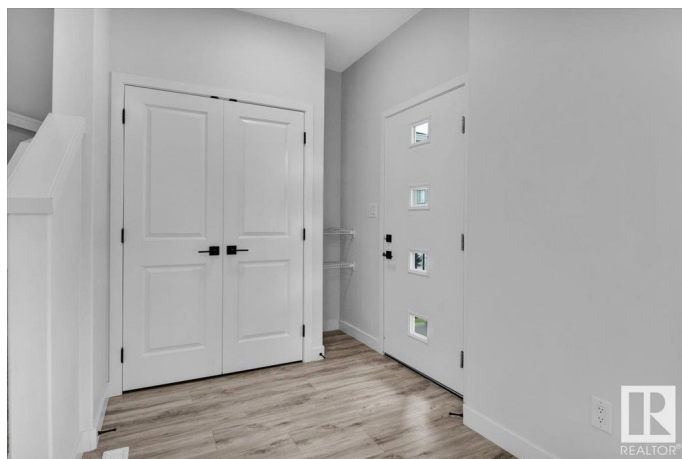
Chappelle Area, Edmonton, AB

Stunning 3-Bedroom Home with Income-Generating Basement Suite in Chappelle! Welcome to this charming 3-bedroom single family home located in the desirable community of Chappelle. Featuring a bright open-concept main floor with a spacious living area, modern kitchen, and powder room, this home is perfect for families or investors alike. The upper floor offers 3 bedrooms, 2 full bathrooms and a laundry room. The legal basement suite adds 640 sq ft of additional living space and features 1 bedroom, a full kitchen, a full bathroom, a separate entrance, and private laundry—providing excellent rental income potential. Enjoy outdoor living in the landscaped yard and the convenience of a detached 2-car garage. Located close to parks, schools, shopping, and public transit. Don't miss this opportunity!

Built in 2022

### Essential Information

MLS® #	E4449126
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,404



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9480 Colak Lane
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Parking-Extra, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	See Remarks
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 22nd, 2025

Days on Market 7

Zoning Zone 55

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Listing information last updated on July 29th, 2025 at 2:18pm MDT