

Courtesy Of Shannon L Ferry Of Real Broker

## \$443,000 - 2714 Coughlan Green, Edmonton

MLS® #E4462487

**\$443,000**

3 Bedroom, 2.50 Bathroom, 1,708 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this 3-bedroom, 2.5 bath half duplex offering over 1700 sq ft of beautifully designed living space in one of Edmonton's most sought after communities. The open-concept main floor is ideal for entertaining, featuring a spacious kitchen with stainless steel appliances, quartz countertops, and a seamless flow into the dining and living areas, plus a convenient powder room for guests. Upstairs features 3 bedrooms, including a primary with ensuite, a bonus room, another 4-piece bathroom and upper-floor laundry. Stay comfortable year round with central A/C! The huge backyard backs onto a walking path for added privacy and out-door enjoyment. The basement is unfinished and awaits your special touch. Located in the heart of Chappelle gardens you can take advantage of the amenities including outdoor skating rink, walking trails, community gardens, basketball courts, and splash park. This meticulously maintained home is move in ready and includes a single attached garage

Built in 2016

### Essential Information

MLS® #	E4462487
Price	\$443,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2714 Coughlan Green
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Patio, Television Connection, Natural Gas BBQ Hookup
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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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Listing information last updated on October 20th, 2025 at 6:47pm MDT