

\$519,800 - 7256 Chivers Place, Edmonton

MLS® #E4466260

\$519,800

4 Bedroom, 3.50 Bathroom, 1,772 sqft
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Discover this striking 2020-built duplex in the vibrant Chappelle community – boasting 9-ft ceilings on the main floor and a two-car garage. The main level presents a bright living area with large windows and an electric fireplace with elegant mantel, flowing into a designer kitchen featuring quartz countertops, a striking tile backsplash, stainless-steel appliances, a corner pantry, centre island and built-in microwave. The adjoining dining area looks out to the backyard, creating a seamless indoor-outdoor feel. Upstairs you’ll find the master retreat with a luxurious 5-piece ensuite and walk-in closet, plus two additional nicely sized bedrooms, a 4-piece bath, laundry room and a bonus room that strategically separates the master from the other bedrooms. The fully finished basement with separate entrance adds flexibility – offering a large bedroom, a 4-piece bath and a rec room ideal for family or multi-gen use. Located in a community rich in amenities.

Built in 2020

Essential Information

MLS® #	E4466260
Price	\$519,800
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7256 Chivers Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L4

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Days on Market	2
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 November 21st, 2025 at 2:32am MST