

\$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 | 12 |
| 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 29th, 2025 at 12:02pm MDT