

Courtesy Of Christina A Reid Of Century 21 Leading

# \$495,730 - 2961 Coughlan Green Green, Edmonton

MLS® #E4454764

**\$495,730**

3 Bedroom, 2.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*FREE 20X20 GARAGE FOR A LIMITED TIME ONLY\*** The Belvedere is our most unique and popular home design, featuring a **SOUTH FACING BALCONY** from the primary bedroom. The main floor features both 9ft and 10ft ceilings, and your living room welcomes you a cozy fireplace and natural light through oversize windows. Your designer kitchen features a large window above the sink, a stainless steel double door fridge, electric range, a chimney hoodfan, a built in microwave, and dishwasher. You're welcome to upgrade your appliances still if you wish. The upper level can be found as you walk up your coved stair case, featuring 3 spacious bedrooms and a full size laundry room. Your primary ensuite has been thoughtfully upgraded to include a glass shower, dual vanities and an enclosed water closet. There is a **SIDE ENTRY**, perfect for future basement development. Listing photos of showhome.

Built in 2025

## Essential Information

MLS® #	E4454764
Price	\$495,730
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,665
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2961 Coughlan Green Green
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary DONALD R. GETTY

Middle St. Thomas Aquinas

High DR. ANNE ANDERSON

### **Additional Information**

Date Listed August 26th, 2025

Days on Market 82

Zoning Zone 55

HOA Fees 426

HOA Fees Freq. Annually

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