

## \$439,900 - 7120 Chivers Close, Edmonton

MLS® #E4442752

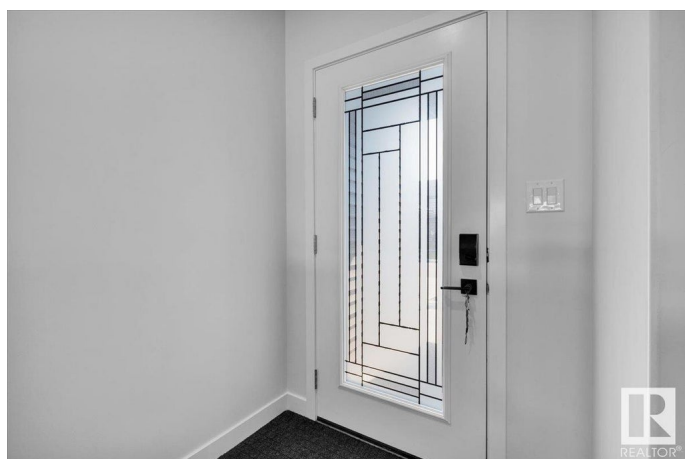
**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

WOW! This 2021 Property Is a Must-See! Get ready to fall in love with this sparkling, like-new gem that checks ALL the boxes and then some. From the moment you walk in, youâ€™ll notice the upgradesâ€”and weâ€™re not just talking about fancy countertops (although, yes, there is gorgeous quartz throughout) This property boasts 9-foot ceilings, elegant rounded corners, luxury vinyl plank flooring and a stylish upgraded lighting package that makes every room shine. Hot outside? Chill inside with CENTRAL AIR CONDITIONING. Want privacy? You've got itâ€”with a fully fenced, landscaped yard thatâ€™s perfect for everything from sunbathing to backyard BBQs. And heyâ€”if youâ€™ve got allergies, rejoice! This home has been lovingly kept pet-free and smoke-free. Location? Nailed it. Just blocks from beautiful walking trails and water features, itâ€™s ideal for peaceful morning strolls or evening unwinds. Bonus: itâ€™s NOT on a major road, so say hello to tranquility and goodbye to traffic noise. Welcome Home!



Built in 2021

### Essential Information

MLS® # E4442752

Price \$439,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	7120 Chivers Close
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	8
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 June 25th, 2025 at 8:47pm MDT