

## \$424,000 - 8 6214 Cartmell Court, Edmonton

MLS® #E4431088

**\$424,000**

3 Bedroom, 2.50 Bathroom, 1,413 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

Come check this UPGRADED beauty! 3 bedrooms plus den, walking distance to 2 k9 public schools, 1 catholic school, 1 future k9 catholic school and a high school. 5 minutes to Heritage shopping centre, Shoppers, Starbucks, Superstore with Walmart approved for construction within the walking distance! Come see all the upgrades including 9 ft ceiling, sleek kitchen with better appliances, private fenced yard for your children and pets, full metal railings for the stairs all the way up to the top floor. Top floor has master bedroom more than big enough to fit California King bed, 2 more good size bedrooms, and 4pc full bath. Water softener, smart door key pads, 4 channel CCTV, smart thermostat, attached double garage can be all yours! Located in a desirable community, close to parks, schools, daycare, restaurants and many other amenities. Lovely house for families or professionals looking for style and convenience. The house comes with the living room couch as well - Don't miss your chance to own this beauty!

Built in 2023

### Essential Information

MLS® # E4431088

Price \$424,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,413             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 6214 Cartmell Court |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5A7               |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Patio, Smart/Program. Thermostat, Sprinkler System-Fire, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Garth Worthington  |
| Middle     | St. Thomas Aquinas |
| High       | Dr. Anne Anderson  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 55          |
| Condo Fee      | \$203            |

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Listing information last updated on April 28th, 2025 at 9:47am MDT