

## **\$649,900 - 2890 Coughlan Green Drive, Edmonton**

MLS® #E4449196

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

MOVE IN READY HOME- with LEGAL SUITE- LUXURY In The Heart Of CHAPPELLEâ€™EDMONTON'S MOST COVETED COMMUNITY! This EXQUISITE, DESIGNER 2023-BUILT HOME offers approx. 2421 SQ. FT. of ELEGANTLY Crafted Living Space. With 4 BEDS & 4 BATHS, including a SPA-LIKE MASTER ENSUITE, plus a FULL 1 BEDROOM LEGAL BASEMENT SUITE, every inch is built for FUNCTION & STYLE. A striking METAL SPINDLE STAIRCASE leads to 3 UPPER BEDROOMS & a BONUS ROOMâ€™perfect for MOVIE NIGHTS or KIDSâ€™™ PLAY ZONE. YOU'LL LOVE THE GOURMET KITCHEN showcasing a GAS COOKTOP, BUILT-IN STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS & WALK-THRU PANTRY. From GRAND FOYER to the SPACIOUS MUDROOM, into the OPEN-CONCEPT KITCHEN & FIREPLACE-WARMED LIVING AREA, this layout is PERFECT FOR FAMILY GATHERINGS or QUIET EVENINGS. What Makes THIS HOME A SMART MOVE? A 1 BEDROOM LEGAL BASEMENT SUITE THAT CAN HELP OFFSET YOUR MORTGAGE! Relax on your LARGE DECK in the FENCED BACKYAR, host summer BBQs with friends. MINUTES TO TOP SCHOOLS, PARKS, TRAILS, SHOPPING & AIRPORT!

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449196               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,876                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2890 Coughlan Green Drive |
| Area        | Edmonton                  |
| Subdivision | Chappelle Area            |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 4B2                   |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Club House, Deck, Detectors Smoke |
| Parking Spaces | 2                                                                           |
| Parking        | Double Garage Attached                                                      |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Glass Door                                                                                                                                                      |
| Stories           | 3                                                                                                                                                               |

|              |                |
|--------------|----------------|
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Other, Vinyl                                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Other, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                              |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Donald R. Getty School     |
| Middle     | Garth Worthington          |
| High       | Archbishop Chapelle High S |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 55         |
| HOA Fees       | 427             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 17th, 2025 at 8:17pm MDT