

## \$649,900 - 2211 Calhoun Link Link, Edmonton

MLS® #E4452124

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This amazing home features a fully legal 1-bedroom basement suite, built with permits, separate entrance, home has 2 furnaces, and 2 hot water tanks! Main living space includes a spacious primary suite with a stunning ensuite and walk-in closet, 2 additional bedrooms, a large bonus room, and main floor laundry. The kitchen boasts an epic walk-through pantry, plus open concept living room is perfect for busy families and entertaining. Enjoy a quiet, private backyard with plenty of room to run and play, plus an oversized double garage for all your storage needs!

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452124               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2211 Calhoun Link Link |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3E1                |

## Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Insulated                                                                           |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

## Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                             |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 16  
Zoning Zone 55  
HOA Fees 447.3  
HOA Fees Freq. Annually

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