

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 cuved 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        77  
Zoning                      Zone 55  
HOA Fees                  426  
HOA Fees Freq.        Annually

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