

## \$794,900 - 7055 Chivers Loop, Edmonton

MLS® #E4435478

**\$794,900**

6 Bedroom, 4.00 Bathroom, 2,549 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

SITUATED IN THE FAMILY FRIENDLY AND HIGHLY SOUGHT AFTER NEIGHBORHOOD OF CHAPPELLE, OVER 3500 SQFT OF TOTAL LIVING SPACE AND BOAST'S 4 BEDS ABOVE GRADE WITH A GRANDE OPEN TO ABOVE LIVING AREA LONG WITH A FULLY FINISHED SELF-CONTAINED BASEMENT WITH SEPERATE SIDE ENTRANCE, SECOND KITCHEN, SECOND LIVING ROOM, FULL BATH AND TWO LARGE BEDROOMS! It also features 4 full baths, second floor laundry, 22x25' deep garage and a large West facing back yard! The home has plenty of upgrades throughout including quartz counters, oversized windows, s.s. appliances and even beams in the living area. The main floor has a convenient 4th bed or the perfect den with a cheater door to a 3pce bathroom. Upstairs has 3 large bedrooms, laundry and open to below concept allowing lots of natural light into all areas of the home. The master bedroom has a large walk in closet and 5pce en suite with 2 sinks, soaker tub and separate glass shower. The home is located steps to parks, walking trails and minutes to all amenities and schools!

Built in 2021

### Essential Information

MLS® #

E4435478



|                |                        |
|----------------|------------------------|
| Price          | \$794,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,549                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7055 Chivers Loop |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4L9           |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                                                                                        |
| Parking        | Double Garage Attached, Insulated                                                                                        |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Freestanding                                                                                                                                    |
| Stories           | 3                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

**Exterior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Fiber Cement, Stone, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                             |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Donald R. Getty School |
| Middle     | D S MacKenzie School   |
| High       | J H Picard School      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | Zone 55       |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT