

## \$539,900 - 9637 Colak Link, Edmonton

MLS® #E4443232

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning brand new 4 bed, 3.5 bath home in a family-friendly neighbourhood in Edmonton! The main floor offers spacious bright living area, modern functional kitchen with island seating, dedicated dining space, half bath, access to the backyard and rear parking, and separate side entrance to the basement. Upstairs features the primary suite with walk-in closet and 4 pc ensuite, alongside two more bedrooms with closets, 4pc bath, laundry room and a flexible bonus room. The sellers are actively developing the basement with a bedroom, 4 pc bath, and second kitchen. Conveniently located near all amenities, shopping, schools, daycares, parks, and just 20 mins drive to YEG airport with easy access to Highway 2 and public transit, this home offers comfort, convenience, space and location.

Built in 2025

### Essential Information

MLS® #	E4443232
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,442
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9637 Colak Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M5

### Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 19th, 2025

Days on Market 22

Zoning Zone 55

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