

# \$489,900 - 9201 Cooper Crescent, Edmonton

MLS® #E4427010

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,652 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to the beautiful neighborhood of Chappelle; this single-family home with a detached double garage is priced to sell, and it comes with tons of upgrades. The main floor features hardwood flooring open concept living room with a fireplace. Upstairs: the cozy flex room is perfect for an office, & the primary bedroom is a great place to relax, boasting a walk-in closet & 4-piece ensuite. The two secondary bedrooms are situated away from the primary bedroom for some extra privacy & share another four-piece bathroom. The 2nd-floor laundry room adds a touch of convenience. The basement framing is done while waiting for your final design touch; this home is close to all amenities. Fully landscaped and fenced yard. Walking distance to K-9 school, accessible transit. A must-see!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427010  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,652     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9201 Cooper Crescent |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3L1              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Concierge Service |
| Parking   | Double Garage Detached                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Airport Nearby, Back Lane, Landscaped |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 55          |

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 3:02pm MDT