

# \$959,900 - 3296 Chernowski Way, Edmonton

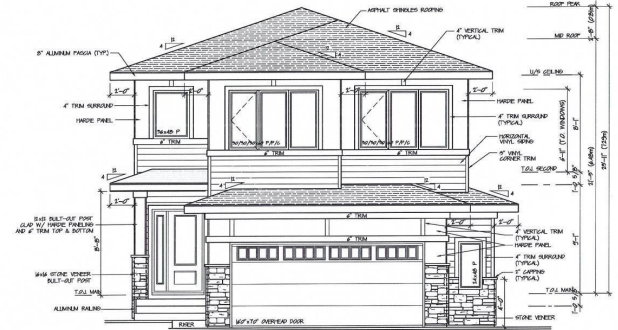
MLS® #E4428811

**\$959,900**

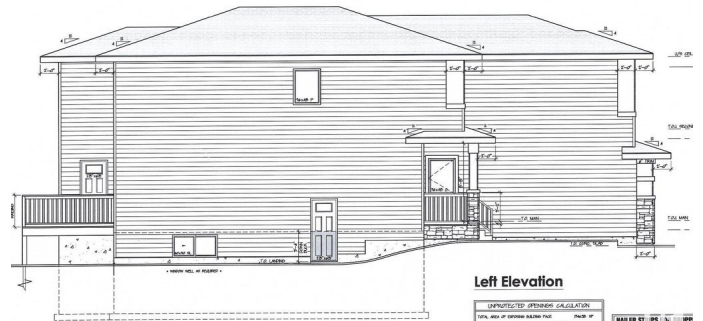
4 Bedroom, 3.00 Bathroom, 2,406 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Brand new build 2406 Sq Ft 2 storey home backing a ravine. This home has a open concept with 4 bedrooms upstairs with a beautiful ensuite bath with tub and enclosed modern glass shower and second floor laundry and also a large bonus room overlooking a modern concept main floor with high ceilings and modern finishing's. This home features 9 foot ceilings and 8 foot doors. The home also features a SEPERATE SIDE ENTRANCE to basement with potential for a legal secondary suite. The main floor also has an office/Den area and a beautiful kitchen area with an extra butlers pantry/spice kitchen and large mud room off the back garage door and a full bath on the main. This home is amazing and provides perfect spaces for a growing family. Still time to choose interior and exterior colours and some finishings to make this home feel custom to your needs.

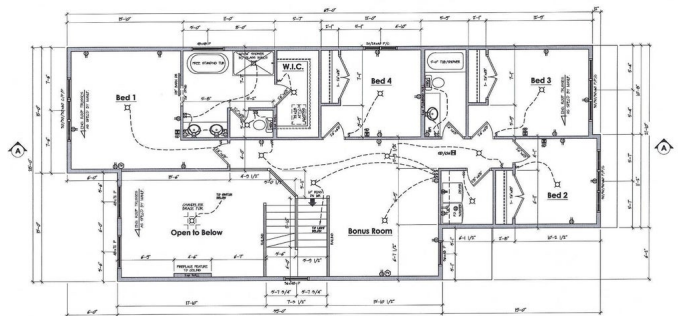


Front Elevation



Left Elevation

| MANUFACTURED OPENING CALCULATION                     |       |
|--|-------|
| TOTAL AREA OF OPENING (SQUARE FEET)                  | 10.0  |
| PERMITTED AREA OF MANUFACTURED OPENING (SQUARE FEET) | 10.0  |
| PERCENTAGE OF PERMITTED OPENING                      | 100.0 |



Second Floor Plan  
1206 of 877 Ceiling

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428811  |
| Price          | \$959,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,406     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3296 Chernowski Way |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5H2             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Vinyl               |
| Exterior Features | Park/Reserve, See Remarks |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Vinyl               |
| Foundation        | Concrete Perimeter        |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 2

Zoning Zone 55

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Listing information last updated on April 4th, 2025 at 5:47pm MDT