

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

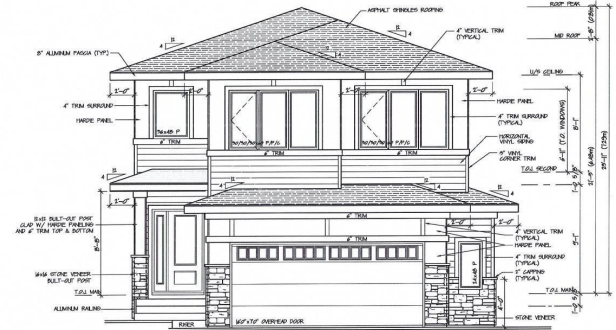
MLS® #E4428811

**\$959,900**

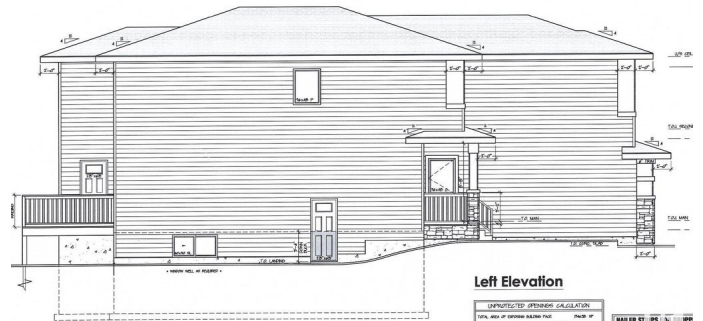
4 Bedroom, 3.00 Bathroom, 2,406 sqft  
Single Family on 0.00 Acres

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.

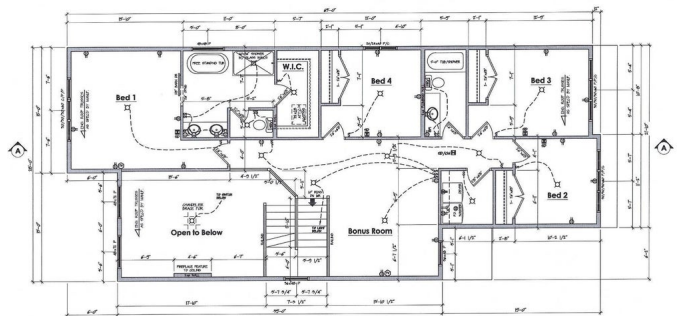


Front Elevation



Left Elevation

MANUFACTURED OPENING CALCULATION	
TOTAL AREA OF OPENING (SQUARE FEET)	10.8
MINIMUM AREA OF MANUFACTURED OPENING (SQUARE FEET)	10.8
PERCENTAGE OF MANUFACTURED OPENING	100.0



Second Floor Plan  
12/16 of 12/16  
8 FT 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 10

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF 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 12th, 2025 at 8:32am MDT