

## \$545,000 - 6708 Cardinal Road, Edmonton

MLS® #E4447109

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to your next great investment or forever home! This spacious 4-bedroom, 3.1-bathroom property sits on a Huge pie-shaped lot and offers plenty of space for family life and future potential. One of the standout features is the Fully Finished WALKOUT BASEMENT with exterior access—ideal for a rental suite, additional living space, or simply more room to stretch out. It backs onto a peaceful pond, offering serene views and added privacy that's hard to find. Inside, you'll find a well-thought-out layout designed for both comfort and functionality. The open-concept main floor connects the living, dining, and kitchen areas, making it easy to entertain without shouting across rooms. Upstairs, the primary bedroom includes its own ensuite bathroom, creating the perfect retreat after a busy day. Close to all amenities. Whether you're looking for rental income, a family-friendly layout, or a scenic spot to relax, this home checks all the boxes

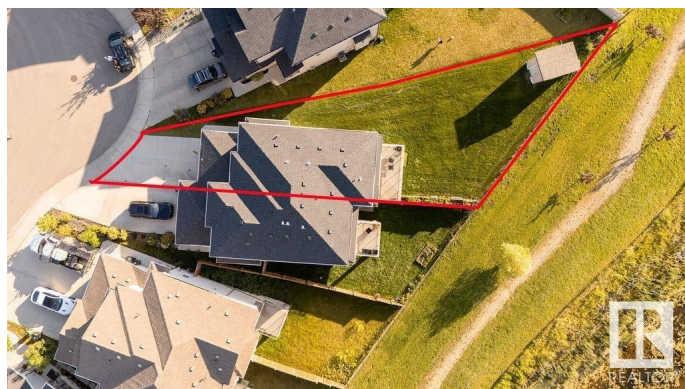
Built in 2016

### Essential Information

MLS® # E4447109

Price \$545,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,634
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6708 Cardinal Road
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Smart/Program. Thermostat, Walkout Basement
Parking	Double Garage Attached, Front Drive Access
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, No Back Lane, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	68
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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