

\$764,000 - 7414 Chivers Crescent Sw, Edmonton

MLS® #E4453223

\$764,000

5 Bedroom, 4.00 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Experience modern comfort in southwest Edmonton's desirable Chappelle community! This almost 2,250 sqft home features a bright open-concept main floor with a gourmet kitchen boasting quartz countertops and ample cabinetry, a dedicated home office, main floor bedroom with full bath, and a cozy living room with fireplace—perfect for gathering with family and friends. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired ensuite, plus a versatile rec room and convenient laundry. The fully finished LEGAL BASEMENT offers two additional bedrooms, its own kitchen, laundry, and a large rec area—ideal for extended family living or rental income. A second kitchen in the oversized double garage adds extra versatility, while a sundeck, custom patio, and beautifully maintained backyard create the perfect outdoor retreat. All this just steps from parks, paths, schools, and shops, with quick access to Anthony Henday and the airport.

Built in 2021

Essential Information

MLS® # E4453223

Price \$764,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,246
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7414 Chivers Crescent Sw
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M2

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement	Full, Finished
Exterior	
Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	3
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 August 18th, 2025 at 9:17am MDT