

## \$509,000 - 4317 Cooke Lane, Edmonton

MLS® #E4461500

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully designed half duplex in a prime location! The open-concept main floor boasts a bright and spacious living room that flows seamlessly into the modern kitchen, perfect for entertaining. Featuring 3 spacious bedrooms, the primary suite offers a walk-in closet and a private en-suite bathroom. The upper floor includes another full bathroom and the convenience of upstairs laundry. The basement suite adds incredible value with 1 bedroom, in-suite laundry, and a separate entrance—ideal for rental income or extended family. A double detached garage completes this fantastic property. A great opportunity for homeowners or investors alike—don't miss out!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461500  |
| Price          | \$509,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,390     |
| Acres          | 0.00      |
| Year Built     | 2020      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4317 Cooke Lane |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 4M7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 26                |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 445      |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 4th, 2025 at 8:02am MST