

## \$609,900 - 4572 Chegwin Wynd, Edmonton

MLS® #E4463963

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,209 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Discover life in WestView at Chappelle Gardens, a welcoming community known for parks, trails, and family-friendly amenities. The Fulton by Akash Homes offers over 2,100 sq. ft. of stylish, functional living with 9-ft ceilings, quartz countertops, and modern fixtures throughout. This contemporary two-storey features an open-concept main floor with a den for added versatility and an open-to-below concept that fills the home with light and architectural flair. Enjoy a convenient upstairs laundry and three spacious bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. The double attached garage adds convenience, while the SEPARATE SIDE ENTRANCE offers flexibility for future development. Plus, receive a \$5,000 BRICK CREDIT to personalize your space. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463963  |
| Price    | \$609,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,209                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4572 Chegwin Wynd |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 4M6           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Ceiling 9 ft., Deck, See Remarks |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Not Fenced, Not Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 55            |
| HOA Fees       | 450                |
| HOA Fees Freq. | Annually           |

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 November 20th, 2025 at 4:47pm MST