

# \$700,000 - 1422 Chahley Place, Edmonton

MLS® #E4460542

**\$700,000**

4 Bedroom, 3.50 Bathroom, 1,946 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to Cameron Heights—one of Edmonton’s most desirable ravine communities. This well-maintained two-storey home partially backs onto Wedgewood Ravine and features a west-facing, landscaped yard with a composite two-tiered deck—ideal for enjoying quiet evenings and natural views. The interior of the home offers a fresh coat of professional paint, newer modern appliances, an updated primary shower, and a thoughtful layout with hardwood floors, oversized windows, and a bright, open-concept main floor. Upstairs features three bedrooms, a five-piece ensuite, walk-in closet, and a spacious bonus room. The fully finished basement adds a fourth bedroom, full bath, a cozy den ideal for an exercise space or office, and plenty of storage. Additional features include A/C and a heated double garage with a Reznor heater. Located steps from scenic trails, local amenities—including Malina’s Coffee Shop—and with quick access to schools and the Anthony Henday, this home offers both comfort and connection to nature.

Built in 2011

## Essential Information

MLS® # E4460542

Price \$700,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,946
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1422 Chahley Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J3

### Amenities

Amenities	Deck
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	Zone 20

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