

## \$495,000 - 9040 Cooper Link Link, Edmonton

MLS® #E4460562

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled in Chappelle, one of Edmonton's™ top-rated communities, this well cared for 2021 Sterling built home offers over 1500 sq ft of thoughtful design & elevated finishes. Featuring 3 bedrms, 2.5 bathrms, + a bonus room, it seamlessly blends style and function. The open concept main floor showcases QUARTZ countertops, stainless steel appliances, a spacious L-shaped kitchen w/pantry, & a striking custom STONE facing electric fireplace, all tied together w/durable luxury vinyl plank flooring. Central AC ensures year round comfort, while the fully fenced, landscaped yard w/DECK is perfect for relaxing or entertaining. Upstairs, retreat to the primary suite w/walk-in closet & 4-pc ensuite, enjoy family time in the bonus rm, & appreciate the convenience of upper laundry alongside 2 additional good sized bedrms. The unfinished basement awaits your personal touch. Steps from trails, ponds & all amenities, this move in ready home delivers lifestyle, location, & everyday ease - ready for you to love & call home!

Built in 2021

### Essential Information

MLS® # E4460562

Price \$495,000



Lease Rate	\$8
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9040 Cooper Link Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4A4

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	Zone 55

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Listing information last updated on October 3rd, 2025 at 3:32pm MDT