

# \$539,900 - 9637 Colak Link, Edmonton

MLS® #E4443232

## \$539,900

4 Bedroom, 3.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning brand new 4 bed, 3.5 bath home in a family-friendly neighbourhood in Edmonton! The main floor offers spacious bright living area, modern functional kitchen with island seating, dedicated dining space, half bath, access to the backyard and rear parking, and separate side entrance to the basement. Upstairs features the primary suite with walk-in closet and 4 pc ensuite, alongside two more bedrooms with closets, 4pc bath, laundry room and a flexible bonus room. The sellers are actively developing the basement with a bedroom, 4 pc bath, and second kitchen. Conveniently located near all amenities, shopping, schools, daycares, parks, and just 20 mins drive to YEG airport with easy access to Highway 2 and public transit, this home offers comfort, convenience, space and location.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443232  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9637 Colak Link |
| Area        | Edmonton        |
| Subdivision | Chappelle Area  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 5M5         |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Parking Pad Cement/Paved                                                              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

Date Listed June 19th, 2025

Days on Market 9

Zoning Zone 55

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Listing information last updated on June 28th, 2025 at 4:32am MDT