

\$579,000 - 9606 Colak Link Link, Edmonton

MLS® #E4446146

\$579,000

4 Bedroom, 3.50 Bathroom, 1,566 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

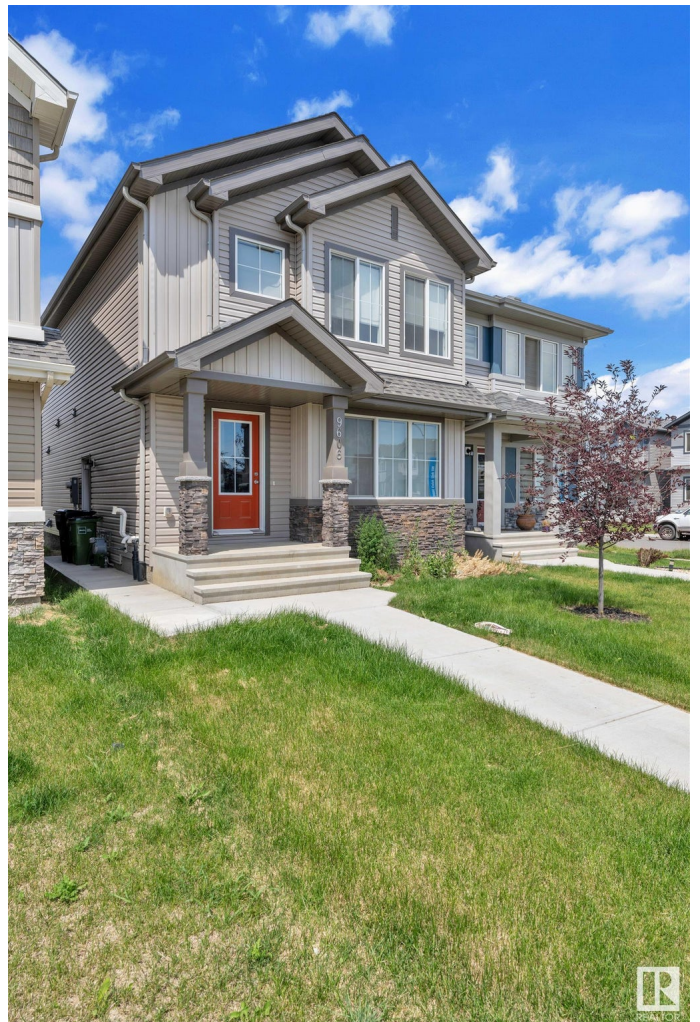
Welcome to this like-new 2023-built gem in the heart of Chappelle, offering over 1,600 sq. ft. of thoughtfully designed living space plus a LEGAL 1-bedroom basement suite with separate side entrance and concrete walkway—perfect for extended family or mortgage helper (currently rented for \$1,250/month)! Step inside to a bright and spacious open-concept main floor featuring large windows, a cozy living area, and a chef-inspired kitchen with stainless steel appliances and a massive quartz island. The dining area is ideal for entertaining, and a convenient 2-pc bath completes the main level. Upstairs, you'll find a generous bonus room, 3 spacious bedrooms, including a primary suite with a walk-in closet and 3-pc ensuite, another full 3-pc bath, and a laundry room. Outside, enjoy a fully landscaped yard with an upgraded deck, ideal for summer BBQs. The double detached garage provides secure parking. All of this in a family-friendly neighborhood close to schools, parks, splash pad, and shopping.

Built in 2023

Essential Information

MLS® # E4446146

Price \$579,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,566
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9606 Colak Link Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B6

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 5th, 2025
Days on Market	27
Zoning	Zone 55
HOA Fees	420
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 August 1st, 2025 at 8:17pm MDT