

## \$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	18
Zoning	Zone 55
HOA Fees	420
HOA Fees Freq.	Annually

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