

# \$579,800 - 9618 Colak Link Link, Edmonton

MLS® #E4423592

**\$579,800**

4 Bedroom, 3.50 Bathroom, 1,410 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Discover a fantastic investment opportunity in a prime location! This property boasts a fully functional basement suite, offering an additional income stream. With its great cash flow potential, it's ready to rent out immediately, equipped with everything tenants need (Landscaped, deck and a concrete walkway at the backyard, along with a concrete sidewalk) for a comfortable living experience. Don't miss out on this chance to secure a lucrative asset in a highly sought-after neighborhood—ideal for savvy investors looking to maximize their returns!

Built in 2024

## Essential Information

MLS® #	E4423592
Price	\$579,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

### Community Information

Address 9618 Colak Link Link  
Area Edmonton  
Subdivision Chappelle Area  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 5M5

### Amenities

Amenities Ceiling 9 ft., 9 ft. Basement Ceiling  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Commercial, Landscaped, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 2nd, 2025  
Days on Market 12  
Zoning Zone 55

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