

# \$764,000 - 7414 Chivers Crescent Sw, Edmonton

MLS® #E4453223

**\$764,000**

5 Bedroom, 4.00 Bathroom, 2,246 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Experience modern comfort in southwest Edmontonâ€™s desirable Chappelle community! This house has over 3115 sqft of living space that features a bright open-concept main floor with a gourmet kitchen boasting quartz countertops and ample cabinetry, a dedicated home office, main floor bedroom with full bath, and a cozy living room with fireplaceâ€”perfect for gathering with family and friends. Upstairs, youâ€™ll find three spacious bedrooms, including a luxurious primary suite with walk-in closet and spa-inspired ensuite, plus a versatile rec room and convenient laundry. The fully finished LEGAL BASEMENT offers two additional bedrooms, its own kitchen, laundry, and a large rec areaâ€”ideal for extended family living or rental income. A second kitchen in the oversized double garage adds extra versatility, while a sundeck, custom patio, and beautifully maintained backyard create the perfect outdoor retreat. All this just steps from parks, paths, schools, and shops, with quick access to Anthony Henday and the airport.

Built in 2021

## Essential Information

MLS® #	E4453223
Price	\$764,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,246
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7414 Chivers Crescent Sw
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4M2

### Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed August 15th, 2025

Days on Market 59

Zoning Zone 55

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 October 13th, 2025 at 1:32pm MDT