

## \$490,000 - 9040 Cooper Link, Edmonton

MLS® #E4460562

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled in Chappelle, one of Edmonton's top-rated communities, this well cared for 2021 Sterling built home offers over 1500 sq ft of thoughtful design & elevated finishes.

Featuring 3 bedrms, 2.5 bathrms, + a bonus room, it seamlessly blends style and function. The open concept main floor showcases QUARTZ countertops, stainless steel appliances, a spacious L-shaped kitchen w/pantry, & a striking custom STONE facing electric fireplace, all tied together w/durable luxury vinyl plank flooring. Central AC ensures year round comfort, while the fully fenced, landscaped yard w/DECK is perfect for relaxing or entertaining. Upstairs, retreat to the primary suite w/walk-in closet & 4-pc ensuite, enjoy family time in the bonus rm, & appreciate the convenience of upper laundry alongside 2 additional good sized bedrms. The unfinished basement awaits your personal touch. Steps from trails, ponds & all amenities, this move in ready home delivers lifestyle, location, & everyday ease - ready for you to love & call home!

Built in 2021

### Essential Information

MLS® # E4460562

Price \$490,000



|                |               |
|----------------|---------------|
| Lease Rate     | \$8           |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,561         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9040 Cooper Link |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4A4          |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                |
| Parking        | Double Garage Attached                                                           |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Insert, Stone Facing                                                                                                                                   |
| Stories           | 2                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 31                |
| 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 November 2nd, 2025 at 3:47am MST