

Courtesy Of Christina A Reid Of Century 21 Leading

## \$599,129 - 4418 Cooke Way, Edmonton

MLS® #E4464280

**\$599,129**

3 Bedroom, 2.50 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

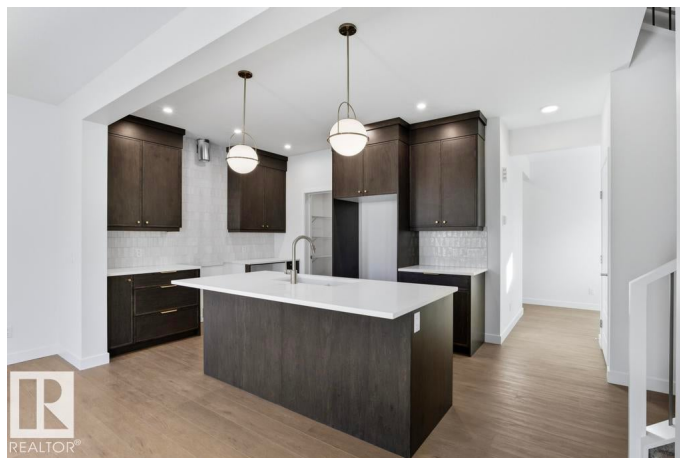
Chappelle Area, Edmonton, AB

Our popular Rundle model is perfectly situated on a corner lot backing onto Frieda Hiller Park, offering a picturesque setting with mature trees, walking trails, and generous green space. Enjoy a west-facing backyard with chain-link fencing along the side and rear, providing an unobstructed park view right from your home. Inside, the bright living room features additional windows for extra natural light and a modern electric fireplace. An enclosed side entrance offers convenience and excellent potential for future basement development. The designer kitchen showcases upgraded maple cabinetry with gold hardware, 3CM white quartz countertops, an undermount Silgranit sink, and elegant gold pendant lighting above the island. Included appliances are a French-door refrigerator with internal water and ice, dishwasher, electric range, built-in microwave, and a chimney-style hood fan. Up the stairs, iron spindle railings replace the standard stub wall for a stylish open feel.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464280  |
| Price     | \$599,129 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,902                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4418 Cooke Way |
| Area        | Edmonton       |
| Subdivision | Chappelle Area |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 5K6        |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                     |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Furniture Included, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | Insert                                                                                                |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Partially Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | DONALD R. GETTY    |
| Middle     | St. Thomas Aquinas |
| High       | DR. ANNE ANDERSON  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 55            |
| HOA Fees       | 426                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 10th, 2025 at 3:02pm MST