

## \$371,460 - 8305 Chappelle Way, Edmonton

MLS® #E4210494

**\$371,460**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to CHAPPELLE ELITE CENTRE - NOW JOINING ! ESS0 GAS W/CONVENIENCE STORE. Buildings A (Main Floor 100% Leased). Final Main Floor Unit in BLDG B Unit 103/1062 sf Available. BUILDING âœƒFâœƒ•possession Ready. Exclusively positioned on 41 Ave & Chappelle Way SW (Heritage Valley). 5 Acre site. CB2 Zoning. Quick access To Anthony Henday, QE2 & Whitemud Freeway. Perfect for Retail / Office / Medical / Professional. Close to Don Getty K-9 School. Fantastic Growing Community. Boasting over 9,000 NEW Homes in the Area. 23.8% Population Growth (2015-2020), Average Household Income=\$125,000. COME JOIN OUR LIQUOR STORE, DENTIST, PHYSIO, MEDI, PHARMACY, INSURANCE, DAYCARE, PIZZA, & CHINESE RESTAURANT. NOW ALSO WELCOMING OUR DANCE STUDIOâœƒ MOVING FAST! COME JOIN US!

Built in 2020

### Essential Information

MLS® #	E4210494
Price	\$371,460
Bathrooms	0.00
Acres	0.00
Year Built	2020



Type	Retail
Status	Active

### Community Information

Address	8305 Chappelle Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Y8

### Exterior

Exterior	Steel Frame
Construction	Steel Frame

### Additional Information

Date Listed	August 17th, 2020
Days on Market	1716
Zoning	Zone 55

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Listing information last updated on April 29th, 2025 at 3:32am MDT