

# \$700,000 - 1422 Chahley Place, Edmonton

---

MLS® #E4460542

**\$700,000**

4 Bedroom, 3.50 Bathroom, 1,946 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to Cameron Heights—one of Edmonton’s most desirable ravine communities. This well-maintained two-storey home partially backs onto Wedgewood Ravine and features a west-facing, landscaped yard with a composite two-tiered deck—ideal for enjoying quiet evenings and natural views. The interior of the home offers a fresh coat of professional paint, newer modern appliances, an updated primary shower, and a thoughtful layout with hardwood floors, oversized windows, and a bright, open-concept main floor. Upstairs features three bedrooms, a five-piece ensuite, walk-in closet, and a spacious bonus room. The fully finished basement adds a fourth bedroom, full bath, a cozy den ideal for an exercise space or office, and plenty of storage. Additional features include A/C and a heated double garage with a Reznor heater. Located steps from scenic trails, local amenities—including Malina’s Coffee Shop—and with quick access to schools and the Anthony Henday, this home offers both comfort and connection to nature.

Built in 2011

## Essential Information

MLS® # E4460542

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,946                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1422 Chahley Place         |
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J3                    |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck                           |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                          |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | Fenced      |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 20           |

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 3rd, 2025 at 11:17pm MST