

# \$639,900 - 2211 Calhoun Link Link, Edmonton

MLS® #E4460060

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful Family Home with Income Potential! This exceptional property features a fully legal 1-bedroom basement suite with permits, private entrance, its own furnace and hot water tank! The main living space offers a spacious primary suite with a gorgeous ensuite and walk-in closet, two additional bedrooms, a large bonus room, and convenient main floor laundry. The kitchen shines with an impressive walk-through pantry and flows seamlessly into the open-concept living and dining areas—ideal for both family living and entertaining. Step outside to a quiet, private backyard with space to play, relax, or garden. Complete with an oversized double garage, this home has all the space and flexibility you’ve been looking for!

Built in 2015

## Essential Information

MLS® #	E4460060
Price	\$639,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2211 Calhoun Link Link
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3E1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vacuum System-Roughed-In
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 30th, 2025

Days on Market 22

Zoning Zone 55

HOA Fees 447.3

HOA Fees Freq. Annually

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Listing information last updated on October 22nd, 2025 at 8:17pm MDT