

## **\$699,900 - 3552 Claxton Crescent, Edmonton**

MLS® #E4462020

**\$699,900**

5 Bedroom, 3.50 Bathroom, 2,493 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Unique well functioning layout for multi-generational families or investment income offset. Turn key ready, complete w/2 bedroom legal suite. The Madrid model by Bedrock Homes offers a naturally lit, open floorplan w/approx 3300sf of total living space on a 6912sf corner pie lot w/parking for 6+vehicles. 3 living areas, 5 bedrooms, 4 bathrooms, 2 full kitchens, 2 sets of laundry & separate entrance. Great room highlights a modern feature wall w/linear gas fireplace & overlooking a spacious kitchen w/plenty of storage & prep space. Dining nook provides direct access to deck for evening bbqs & landscaped yard. Upper level boasts a vaulted bonus room for family movie nights. Oversized primary bedroom complete with 5pc ensuite & walk in closet. 2 additional bedrooms & 4pc bathroom for a growing family. Lower level separate entrance leads to a private 2 bedroom legal suite. Within catchment of 4schools. Enjoy countless indoor/outdoor recreational amenities Chappelle has to offer. (some virtually staged rooms).

Built in 2012

### **Essential Information**

MLS® # E4462020

Price \$699,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,493
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3552 Claxton Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z7

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Extra, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

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

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	GarthWorthington/T.Aquinas
Middle	GarthWorthington/T.Aquinas
High	Dr Anne Anderson

## Additional Information

Date Listed	October 14th, 2025
Days on Market	33
Zoning	Zone 55
HOA Fees	425
HOA Fees Freq.	Annually

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