

\$699,800 - 3520 Claxton Crescent, Edmonton

MLS® #E4439680

\$699,800

5 Bedroom, 3.50 Bathroom, 2,499 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 with 2 bedroom legal suite. The Evolve model by Bedrock Homes offers a naturally lit, open floorplan w/nearly 3300sf of total living space on a 6324sf corner pie lot with 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 with plenty of storage & prep space. Dining nook provide direct access to deck for evening bbqs & landscaped yard. Upper level boasts a vaulted bonus room for family movie nights. Oversized primary bedrooms 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 4 schools & steps to multiple ponds & parks including 10acre Creekwood Park. (some virtually staged rooms).

Built in 2013

Essential Information

MLS® # E4439680

Price \$699,800



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,499 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3520 Claxton Crescent |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0Z6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Parking-Extra, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | GarthWorthington/StAquinas |
| Middle | GarthWorthington/StAquinas |
| High | DrAnderson/FMMcCaffery |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 55 |

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 June 16th, 2025 at 6:32pm MDT