

## **\$699,900 - 3527 Claxton Crescent, Edmonton**

MLS® #E4436529

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Desirable location and Beautifully upgraded - MOVE IN READY 2-storey with WALKOUT Basement in Chappelle Gardens! This well-maintained home is like new- new lower deck, freshly painted walls and baseboards, and fresh updates throughout. This home has an oversized double attached garage, is fenced and backs onto walking paths and a tranquil pond. The open-concept main floor boasts a bright kitchen with SS appliances, Gas Stove, breakfast bar, pantry, and access to a sunny SE-facing deck—perfect for entertaining. The living room is flooded with natural light and showcases a soaring ceiling. A DEN, 2pc bath, and mudroom complete the main level. Upstairs offers a spacious bonus room, a luxurious primary suite with 5pc ensuite including soaker tub and stand-up shower, you will find the Laundry and 2 more spacious bedrooms and 4 pc bathroom. The walkout basement is full of potential and opens to a fenced yard. Stylish, functional, and ready for your personal touch. Close to schools, Golf, and Amenities.

Built in 2011

### **Essential Information**

MLS® # E4436529

Price \$699,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,297
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3527 Claxton Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z6

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Patio, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	25
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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