

## \$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	8
Zoning	Zone 55

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