

## **\$549,900 - 3952 Claxton Loop, Edmonton**

MLS® #E4448938

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This beauty has a wonderful floor plan and is situated in a quiet crescent in the up and coming community of CHAPPELLE! Close to walking trails, a new school, shopping and easy access to the ANTHONY HENDAY! The main floor is great for entertaining with a HUGE ISLAND in the kitchen, SPACIOUS LIVING ROOM with GAS FIREPLACE and STONE FEATURE WALL, PLUS a MAIN FLOOR DEN/FLEX ROOM!!! Featuring GRANITE, STAINLESS STEEL, ENGINEERED HARDWOOD, WALK THRU PANTRY, 2ND FLOOR BONUS ROOM, LAUNDRY ROOM off the MASTER BEDROOM, and 3 SPACIOUS BEDROOMS. The master bedroom has a LUXURIOUS ENSUITE with SLIDING BARN DOOR for privacy, HIS & HER SINKS, SOAKER TUB, OVERSIZED SHOWER and WALK-IN CLOSET that leads to the LAUNDRY ROOM! The attached garage has super high ceiling for added storage. Deck in the backyard is perfect for summer BBQ's, fenced yard. Just move in and enjoy this immaculate home! Seller to provide Original RPR with Title insurance - Fence built \*Note commissions\*



Built in 2012

### **Essential Information**

MLS® #

E4448938

|                |                        |
|----------------|------------------------|
| Price          | \$549,900              |
| Lease Rate     | \$12                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,160                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3952 Claxton Loop |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Y7           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Stone Facing                                                                                                                          |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | F11.8 B11.1 S 32.8 & 35.3                                                                          |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 55         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 15th, 2025 at 2:47pm MDT