

## \$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 Chapelle 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 | 7                  |
| Zoning         | Zone 55            |
| HOA Fees       | 425                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 21st, 2025 at 1:02am MDT