

## \$589,888 - 3221 Carpenter Landing, Edmonton

MLS® #E4434502

**\$589,888**

5 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*PRIME LOCATION\*** LEGAL 2-Bedroom Basement Suite with 9'™ Ceilings & Private Entrance—plus additional tenant parking large enough for a truck and a 20x12 deck. This is the ultimate income-producing property ideally located beside Garth Worthington School. Situated in Chappelle, close to shopping, the upcoming hospital, and future LRT access. Built by Daytona, this family-friendly home sits on a standard lot and is directly across from a Garth Worthington School (K-9). Notable highlights include soaring 9'™ ceilings, an oversized insulated garage, gazebo, rich hardwood flooring, a GAS RANGE, extended-height upgraded kitchen cabinets, and stainless steel appliances. Abundant natural light streams through generous windows, and the large backyard is fully landscaped, fenced, and boasts a spacious deck. The main floor den offers flexibility—easily converted into a 6th bedroom. Upstairs, you'll find three roomy bedrooms, including a lavish owner's suite with a large walk-in closet - perfect for the modern family!

Built in 2014

### Essential Information

MLS® # E4434502

Price \$589,888



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3221 Carpenter Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y7

### Amenities

Amenities	Fire Pit, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, HRV System
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Garth Worthington School
Middle	Garth Worthington School

### Additional Information

Date Listed	May 5th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	420
HOA Fees Freq.	Annually

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