

## \$688,888 - 3527 Claxton Crescent, Edmonton

MLS® #E4436529

**\$688,888**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

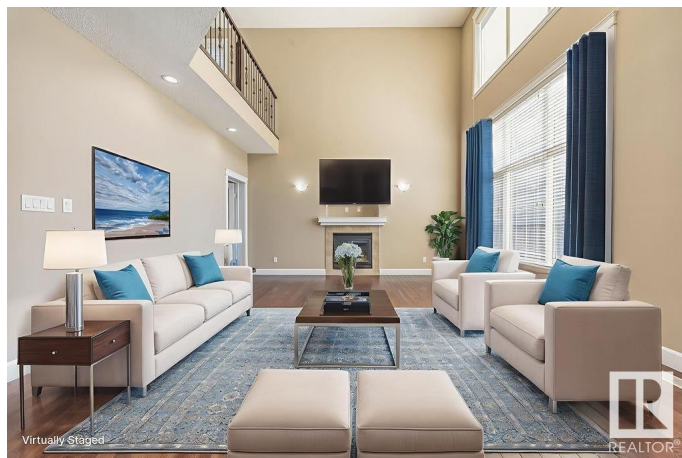
Desirable location and Beautifully UPGRADED - MOVE IN READY 2-storey with WALKOUT BASEMENT in Chappelle Gardens! This well-maintained home is like new- new lower deck, freshly painted walls and baseboards, and fresh updates throughout. This home has an oversized double attached garage, is fenced and 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 WALKOUT BASMENT IS WAITING FOR YOUR TOUCH 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 \$688,888



|                |                        |
|----------------|------------------------|
| 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                                |
| Is Waterfront  | Yes   |

### 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 | 61             |
| Zoning         | Zone 55        |
| HOA Fees       | 100            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 15th, 2025 at 2:32am MDT