

## \$640,000 - 3540 Claxton Crescent, Edmonton

MLS® #E4438195

**\$640,000**

3 Bedroom, 2.50 Bathroom, 2,613 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully designed over 2600sq ft 2-storey home offering comfort, style, and functionality. Featuring 3 spacious bedrooms plus a main floor denâ€”perfect for a home office, playroom, or guest spaceâ€”this home meets all your lifestyle needs. The open-concept kitchen is a chefâ€™s dream with granite countertops and hardwood floors, flowing seamlessly into the dining area and living room. Step outside onto the low-maintenance two tier composite deck with a built-in gas line, ideal for summer BBQs and outdoor entertaining. Upstairs, enjoy the convenience of a dedicated laundry room and relax in the vaulted ceiling bonus room, filled with natural lightâ€”perfect for movie nights or family gatherings. The primary suite offers a private retreat with large walk in closet and five piece ensuite. A double attached garage adds extra storage and ease. This home combines practical living with stylish touchesâ€”donâ€™t miss your chance to make it yours!

Built in 2014

### Essential Information

MLS® #	E4438195
Price	\$640,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3540 Claxton Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, 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
High	Dr Anne Anderson

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	25
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 2:47pm MDT