# \$649,000 - 3453 Craig Landing Landing, Edmonton

MLS® #E4445231

### \$649.000

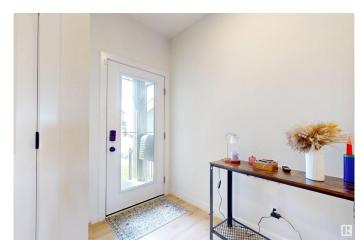
4 Bedroom, 3.50 Bathroom, 1,847 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this CENTRALLY AIR CONDITIONED beautifully designed 2-storey home located in the vibrant and family-friendly community of Chappelle in southwest Edmonton. Offering over 2500 sq ft of thoughtfully crafted living space - including the basement, this property is perfect for both homeowners and savvy investors. The main floor has an open-concept layout with a spacious living area, a stylish kitchen featuring quartz countertops, stainless steel appliances, and a walk-through pantry, plus a generous dining area ideal for entertaining. Upstairs, you'II find a large primary bedroom with a walk-in closet and en-suite, along with two additional bedrooms, a full bathroom, and a convenient upper-floor laundry. This EXCEPTIONAL home features a fully finished legal basement suite with a SIDE SEPPARATE ENTRANCE, complete with its own kitchen, living area, bedroom, full bathroom, and in-suite laundry â€" perfect for rental income, extended family, or guests. Quick possession!!







Built in 2022

# **Essential Information**

MLS® # E4445231 Price \$649,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,847

Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3453 Craig Landing Landing

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5H2

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer,

Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 7

Zoning Zone 55

HOA Fees 400

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 July 9th, 2025 at 6:02pm MDT