# **\$599,888 - 3449 Craig Landing, Edmonton**

MLS® #E4425165

## \$599,888

3 Bedroom, 2.50 Bathroom, 2,142 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful 3 bed/2.5bath home ready for IMMEDIATE POSSESSION in the highly sought after neighbourhood of CHAPPELLE!! This home has a SEPARATE SIDE ENTRANCE for future LEGAL BASEMENT SUITE. Double oversized attached garage could fit up to 3 smaller vehicles or 2 larger vehicles! This area is surrounded by many walking paths and green space. This home is flooded by lots of natural light, stunning view from the living room and shows beautifully! You will find the upper floor has a Master bedroom with vaulted ceilings and a large ensuite, bonus room, spacious laundry room, 2 more good sized bedrooms and another Full Bathroom. Main floor has an open concept bright living area, dining room and kitchen with custom cabinets. 9 ft ceilings on the main floor. Close to Anthony Henday, public transportation, schools, shopping, and many other amenities.



#### **Essential Information**

MLS® # E4425165 Price \$599,888

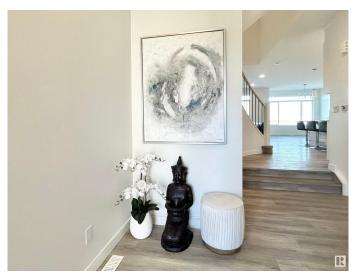
Bedrooms 3

Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 2,142 Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3449 Craig Landing

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5B3

## **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Hot Wtr Tank-Energy Star, Parking-Extra,

Smart/Program. Thermostat, Vaulted Ceiling, See Remarks, HRV

System

Parking Over Sized, See Remarks

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 52

Zoning Zone 55

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 May 1st, 2025 at 10:47pm MDT