

## \$699,900 - 3527 Claxton Crescent, Edmonton

MLS® #E4436529

**\$699,900**

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 The walkout basement is full of potential 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 \$699,900



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

### 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	32
Zoning	Zone 55
HOA Fees	100
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 16th, 2025 at 6:02pm MDT