

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

MLS® #E4425165

**\$599,888**

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

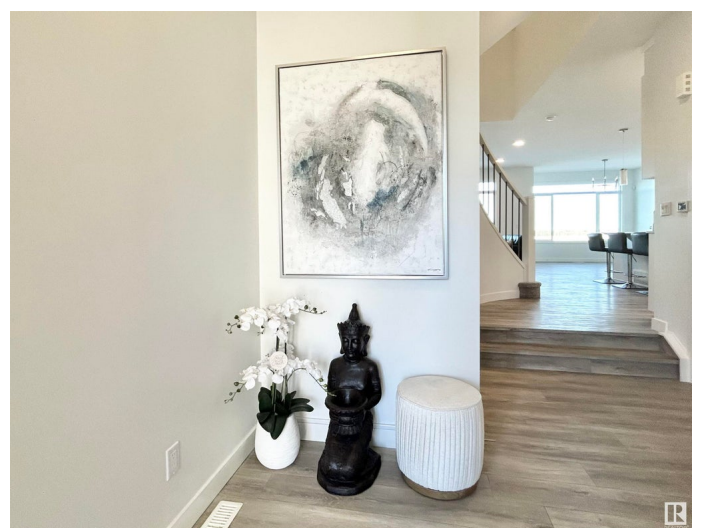
Chappelle Area, Edmonton, AB

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.

Built in 2022

## 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      30

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 April 10th, 2025 at 9:47am MDT