

## \$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	15
Zoning	Zone 55
HOA Fees	105
HOA Fees Freq.	Annually

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