

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

MLS® #E4425165

**\$599,888**

3 Bedroom, 2.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

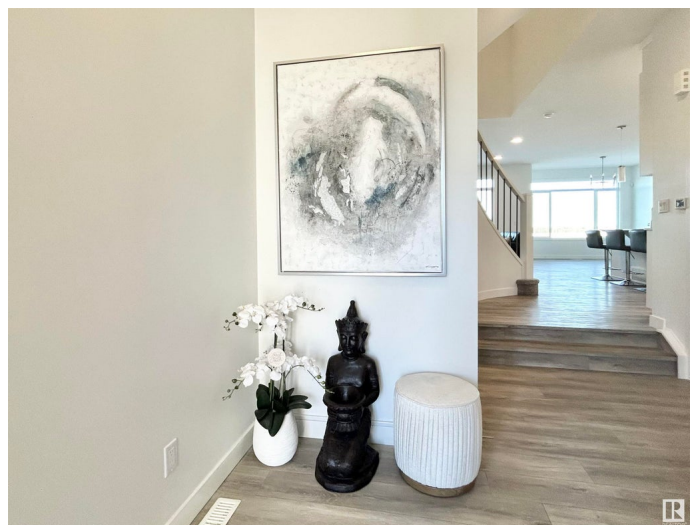
Chappelle Area, Edmonton, AB

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                56

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 6th, 2025 at 6:17pm MDT