

## \$724,900 - 3520 Claxton Crescent, Edmonton

MLS® #E4431167

**\$724,900**

5 Bedroom, 3.50 Bathroom, 2,407 sqft

Single Family on 0.00 Acres

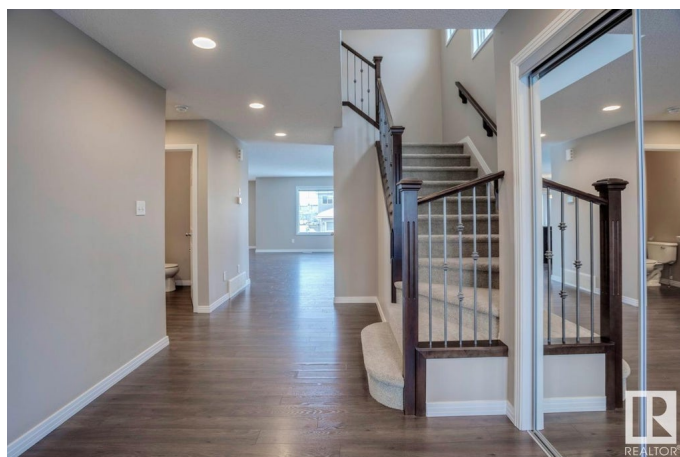
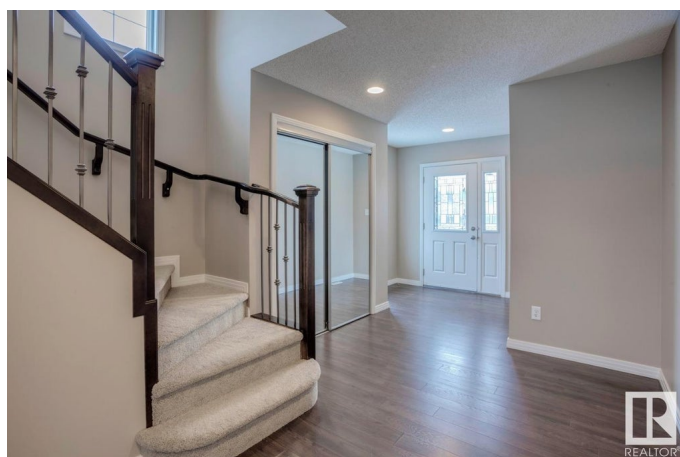
Chappelle Area, Edmonton, AB

Introducing the Evolve model by Bedrock Homes, a stunning 5-bedroom, 3.5-bath home with a 2-bedroom basement legal suite. The main floor boasts an open concept design, perfect for entertaining, featuring a spacious kitchen with a central island, leading to a cozy living area and a back deck for outdoor enjoyment. The highlight of the home is the open-to-above staircase, adding grandeur to the space. Upstairs, the bonus room with vaulted ceilings creates a bright retreat, while the master bedroom offers a luxurious 5-piece ensuite with double vanity and soaking tub. Two additional bedrooms, a full bath, and a convenient laundry room complete the upper level. The basement legal suite has its own side entrance, offering two bedrooms, a full kitchen with appliances, and separate laundry. With a double attached garage, this home provides style, space, and functionality for modern living. Located just 200M from the 10 acre creekwood park. Photos representative.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431167  |
| Price     | \$724,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,407                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3520 Claxton Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0Z6               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Insert                                                                           |
| Stories           | 3                                                                                |
| Has Suite         | Yes                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 55          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT