

## \$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 | 25             |
| Zoning         | Zone 55        |
| HOA Fees       | 105            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 12:02am MDT