

## \$649,000 - 3453 Craig Landing Landing, Edmonton

MLS® #E4445231

**\$649,000**

4 Bedroom, 3.50 Bathroom, 1,847 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

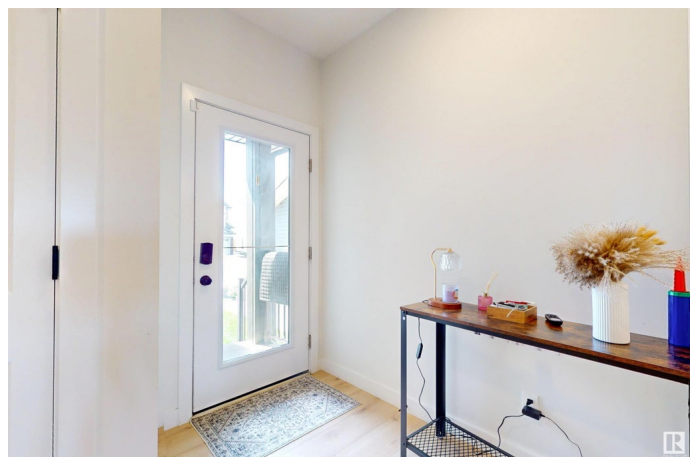
Welcome to this CENTRALLY AIR CONDITIONED beautifully designed 2-storey home located in the vibrant and family-friendly community of Chappelle in southwest Edmonton. Offering over 2500 sq ft of thoughtfully crafted living space - including the basement, this property is perfect for both homeowners and savvy investors. The main floor has an open-concept layout with a spacious living area, a stylish kitchen featuring quartz countertops, stainless steel appliances, and a walk-through pantry, plus a generous dining area ideal for entertaining. Upstairs, youâ€™™ll find a large primary bedroom with a walk-in closet and en-suite, along with two additional bedrooms, a full bathroom, and a convenient upper-floor laundry. This EXCEPTIONAL home features a fully finished legal basement suite with a SIDE SEPPARATE ENTRANCE, complete with its own kitchen, living area, bedroom, full bathroom, and in-suite laundry â€“ perfect for rental income, extended family, or guests. Quick possession!!

Built in 2022

### Essential Information

MLS® # E4445231

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,847                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3453 Craig Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Chappelle Area             |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 5H2                    |

### Amenities

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

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dryer, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Suite         | Yes                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | Airport Nearby, Landscaped |
| Roof              | Asphalt Shingles           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 55        |
| HOA Fees       | 400            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 3rd, 2025 at 9:03am MDT