

## \$629,999 - 3423 Craig Landing Landing, Edmonton

MLS® #E4445022

**\$629,999**

4 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**INVESTOR ALERT - LEGAL BASEMENT SUITE.** Discover modern charm and practicality in this inviting home nestled in the heart of Chapelle. With stainless steel appliances, quartz countertops, and a walk-in pantry, the kitchen is as functional as it is stylish. The open-concept dining and living area are bathed in natural light, offering a welcoming space for relaxation. Upstairs, three spacious bedrooms, two full baths, and a bonus room await, while the legal basement suite with a separate entrance provides versatility for guests or rental income. Conveniently located near amenities, this property offers the perfect blend of comfort and investment potential.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445022  |
| Price          | \$629,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,812     |
| Acres          | 0.00      |
| Year Built     | 2022      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3423 Craig Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Chappelle Area             |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 5B3                    |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                   |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Slab                                                                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

Days on Market 37

Zoning Zone 55

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT