

## \$759,900 - 4396 Crabapple Crescent, Edmonton

MLS® #E4421349

**\$759,900**

7 Bedroom, 4.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

WELCOME HOME! This stunning property offers everything you've been searching for and more. With a total of seven bedrooms: four bedrooms upstairs, one on the main, and two bedrooms downstairs, there's space for everyone to live and work in comfort. The heart of the home is the breathtaking kitchen, featuring modern appliances, sleek countertops, and a convenient pantry to keep everything organized. Whether you're cooking up a feast for family and friends or enjoying a quiet meal at the ISLAND, this kitchen is sure to impress. Entertainment is a breeze in the spacious BONUS room, perfect for movie nights or game days with loved ones. Parks and amenities just a stone's throw away, outdoor adventures are always within reach. This home also boasts a coveted CORNER LOT location, providing privacy and plenty of space to relax and unwind. Plus, with a SEPERATE ENTRANCE offering up an IN-LAW SUITE, the possibilities are endless. DON'T MISS OUT!

Built in 2013

### Essential Information

MLS® # E4421349

Price \$759,900

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,477                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4396 Crabapple Crescent   |
| Area        | Edmonton                  |
| Subdivision | The Orchards At Ellerslie |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6X 0X9                   |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Club House, Deck, See Remarks |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 3                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 13th, 2025  
Days on Market                78  
Zoning                              Zone 53  
HOA Fees                         443.1  
HOA Fees Freq.                Annually

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