

# **\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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