

## \$674,900 - 3528 Claxton Crescent, Edmonton

MLS® #E4462024

**\$674,900**

5 Bedroom, 3.50 Bathroom, 2,493 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

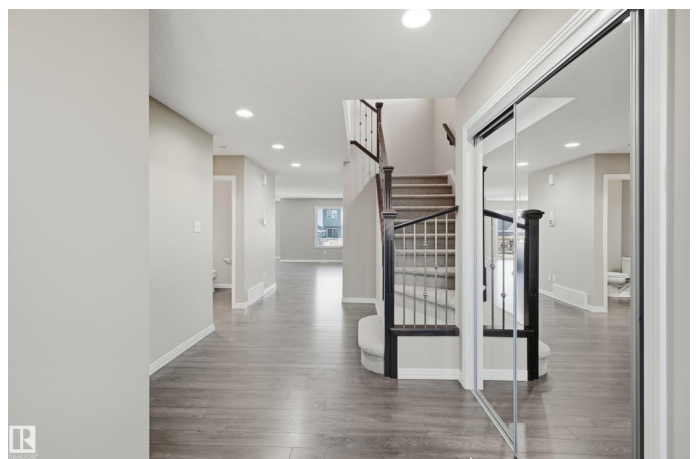
A rare opportunity for multi-family investors, in search of income generating offsets. Each home is built by Bedrock Homes with legal suites, catering to 2 families each or multi-generational/versatile living arrangements. Double attached garages + add'l double parking pad at back lane access. Approx 3300sf of total living space. 3 living areas, 5 bedrooms, 4 bathrooms, 2 full kitchens, 2 sets of laundry & separate entrance. Great room highlights a modern feature wall w/linear gas fireplace & overlooking a spacious kitchen w/plenty of storage & prep space. Dining nook provides direct access to deck for evening bbqs & landscaped yard. Upper level features a bonus room for family movie nights. Oversized primary bedroom complete w/5pc ensuite & walk in closet. 2 additional bedrooms & 4pc bathroom for a large family. Lower level separate entrance leads to a private 2 bedroom legal suite. 2 homes available within steps to each other, catering for up to 4 families. Immediate possession available. \*staged photos\*

Built in 2014

### Essential Information

MLS® # E4462024

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,493                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3528 Claxton Crescent |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0Z6               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Deck, Parking-Extra, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Garage Control, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                                |
| Stories           | 3                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | GarthWorthington/T.Aquinas |
| Middle     | GarthWorthington/T.Aquinas |
| High       | Dr Anne Anderson           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 55            |
| HOA Fees       | 425                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 27th, 2025 at 5:47pm MDT