

\$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	Garth Worthington/T. Aquinas
Middle	Garth Worthington/T. Aquinas
High	Dr Anne Anderson

Additional Information

Date Listed	October 14th, 2025
Days on Market	23
Zoning	Zone 55
HOA Fees	425
HOA Fees Freq.	Annually

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