

## \$549,555 - 3674 Claxton Place, Edmonton

MLS® #E4463181

**\$549,555**

5 Bedroom, 3.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

FULLY FINISHED | 5 BEDROOMS | 3.5 BATHROOMS | MAIN FLOOR BEDROOM | SIDE ENTRANCE | BACKING WALKING TRAIL. Welcome to Chappelle - One of Southwest Edmonton's most sought-after family-friendly communities! This stunning single-family home offers incredible value w/over 2,300 sqft. of living space, including a fully finished basement w/side entrance. Enjoy an open-concept main floor featuring 9-ft ceilings, a bright family room w/a cozy gas fireplace, & a modern kitchen w/granite countertops, s/s appliances, & a large island—perfect for gatherings. The main floor also includes a bedroom + powder room, ideal for guests or multi-generational families. Upstairs, discover a spacious bonus room, convenient laundry, & 3 bedrooms, including a primary suite w/walk-in closet & a private ensuite. The finished basement adds a 5th bedroom, full bathroom, & generous rec area w/large windows, offering great flexibility for family or rental potential. All this, + A/C, & a fully fenced yard backing onto a walking trail!

Built in 2014

### Essential Information

MLS® # E4463181

Price \$549,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,832                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3674 Claxton Place |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2K9            |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Mantel                                                                                          |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Playground Nearby, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 55            |

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Listing information last updated on October 29th, 2025 at 5:32am MDT