

Courtesy Of Jeff D Jackson Of Bode

## \$739,900 - 3520 Claxton Crescent, Edmonton

MLS® #E4417286

**\$739,900**

5 Bedroom, 3.50 Bathroom, 2,407 sqft  
Single Family on 0.00 Acres

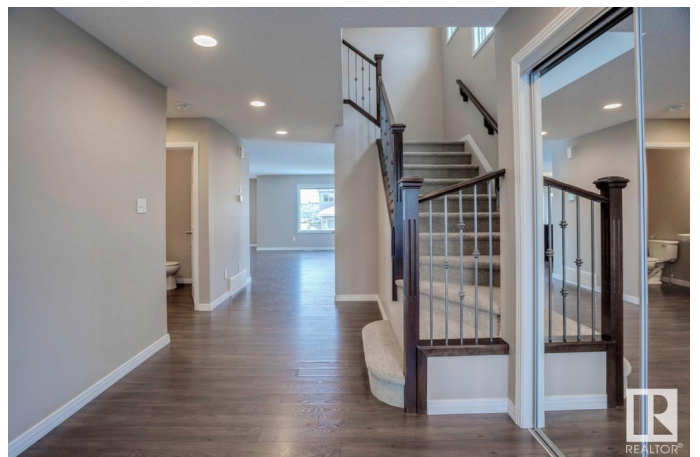
Chappelle Area, Edmonton, AB

Introducing the Evolve model by Bedrock Homes, a stunning 5-bedroom, 3.5-bath home with a 2-bedroom basement legal suite. The main floor boasts an open concept design, perfect for entertaining, featuring a spacious kitchen with a central island, leading to a cozy living area and a back deck for outdoor enjoyment. The highlight of the home is the open-to-above staircase, adding grandeur to the space. Upstairs, the bonus room with vaulted ceilings creates a bright retreat, while the master bedroom offers a luxurious 5-piece ensuite with double vanity and soaking tub. Two additional bedrooms, a full bath, and a convenient laundry room complete the upper level. The legal suite has its own side entrance, offering two bedrooms, a full kitchen with appliances, and separate laundry—perfect for rental income or extended family living. With a double attached garage, this home provides style, space, and functionality for modern living. Located just 200M from the 10 acre creekwood park.

Built in 2013

### Essential Information

MLS® #	E4417286
Price	\$739,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3520 Claxton Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Z6

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Park/Reserve, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	88
Zoning	Zone 55

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Listing information last updated on April 5th, 2025 at 3:47am MDT