

## \$630,857 - 3433 Craig Landing Landing, Edmonton

MLS® #E4445713

**\$630,857**

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

\*SHOW HOME FOR SALE, true photographs used for listing\* The Purcell is our 2,229 sq.ft. 3 bedroom (+ 1 den) located in Edmonton's award winning community of Chappelle Gardens. This spacious plan includes a beautifully upgraded kitchen, equipped with a chimney hoodfan, GAS cooktop, built in wall oven, built in microwave, 36" french door fridge with external ice/water dispenser and dishwasher. We've also included a SIDE ENTRY, perfect for future basement development. Upstairs, all 3 bedrooms and the bonus room are spacious. Your full size laundry room includes a WASHER/DRYER. The primary ensuite offers both a tub and a glass shower, dual vanities and an enclosed watercloset. Please note: Show home sold as is, furniture not included.

Built in 2023

### Essential Information

MLS® #	E4445713
Price	\$630,857
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3433 Craig Landing Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	DONALD R. GETTY K-9
Middle	St. Thomas Aquinas K-9
High	DR. ANNE ANDERSON

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on July 6th, 2025 at 2:47pm MDT