

## **\$874,900 - 3626 Claxton Place, Edmonton**

MLS® #E4449721

**\$874,900**

7 Bedroom, 5.00 Bathroom, 3,052 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautifully finished home in Chappelle, designed for multi-generational living or effortless income potential. Move-in ready with quick possession available, it offers a lifestyle of comfort, flexibility, and opportunity. The main level features a bright open-concept layout where the kitchen, dining, and living areas blend seamlessly, ideal for connection and entertaining. A sleek linear fireplace adds warmth, while the kitchen offers a generous pantry and access to the back deck from the dining space. A bedroom with cheater ensuite, den, full laundry room with sink, and interior access to the triple (tandem) attached garage complete the main floor. Upstairs, retreat to a spacious primary suite with a five-piece ensuite and walk-in dressing room, along with two additional bedrooms, a full bath, and a family room above the garage. A separate-entry legal suite below adds even more flexibility, with three bedrooms, two full baths, laundry, kitchen, living room, and storage. Designed to live, grow, and earn!

Built in 2015

### **Essential Information**

MLS® # E4449721

Price \$874,900

Bedrooms 7



Bathrooms	5.00
Full Baths	5
Square Footage	3,052
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3626 Claxton Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K8

### Amenities

Amenities	Deck, See Remarks
Parking	Tandem, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, No Back Lane, Park/Reserve, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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