

# \$639,999 - 3423 Craig Landing Landing, Edmonton

MLS® #E4445022

**\$639,999**

4 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**INVESTOR ALERT - LEGAL BASEMENT SUITE.** Discover modern charm and practicality in this inviting home nestled in the heart of Chapelle. With stainless steel appliances, quartz countertops, and a walk-in pantry, the kitchen is as functional as it is stylish. The open-concept dining and living area are bathed in natural light, offering a welcoming space for relaxation. Upstairs, three spacious bedrooms, two full baths, and a bonus room await, while the legal basement suite with a separate entrance provides versatility for guests or rental income. Conveniently located near amenities, this property offers the perfect blend of comfort and investment potential.

Built in 2022

## Essential Information

MLS® #	E4445022
Price	\$639,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.00
Year Built	2022



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3423 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., No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Washer - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	June 26th, 2025
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Days on Market 20

Zoning Zone 55

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Listing information last updated on July 15th, 2025 at 11:17pm MDT