

## \$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 | 12             |
| Zoning         | Zone 55        |
| HOA Fees       | 426            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 15th, 2025 at 6:32pm MDT