

\$630,000 - 3660 Claxton Place, Edmonton

MLS® #E4432003

\$630,000

5 Bedroom, 3.50 Bathroom, 2,189 sqft

Single Family on 0.00 Acres

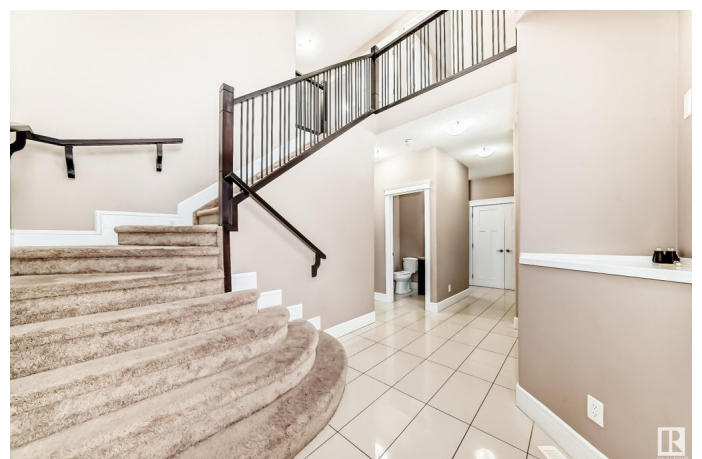
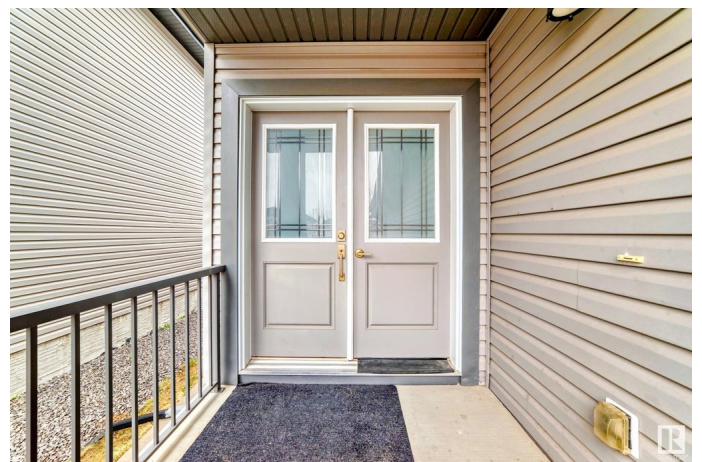
Chappelle Area, Edmonton, AB

Welcome to this beautifully designed 2-storey home in sought-after Chappelle, offering a LEGAL BASEMENT SUITE with separate entrance—ideal for rental income or extended family! The fully finished basement includes 2 bedrooms, full kitchen, laundry, and a 4-piece bathroom, generating approx. \$1500/month in rental income. The main floor features a spacious foyer with open-to-below ceiling and a bright living room with a cozy gas fireplace. The kitchen offers ceiling-height cabinets, granite countertops, gas stove with chimney-style hood fan, and a large dining area. A den, powder room, and laundry room complete this level. Upstairs boasts a large primary bedroom with walk-in closet and 5-piece ensuite, 2 more bedrooms with walk-in closets, a 4-piece bath, and bonus room. Backs onto green space! Additional highlights include 2 furnaces and proximates schools K-12, plus all major amenities just minutes away. A true gem offering income potential, functional design, and a prime location!

Built in 2015

Essential Information

MLS® #	E4432003
Price	\$630,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,189
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3660 Claxton Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K9

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public

Transportation, Recreation Use, Schools, Shopping Nearby, Vegetable Garden

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

Additional Information

Date Listed April 22nd, 2025
Days on Market 1
Zoning Zone 55
HOA Fees 105
HOA Fees Freq. Annually

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Listing information last updated on April 23rd, 2025 at 1:47pm MDT