

\$640,000 - 3540 Claxton Crescent, Edmonton

MLS® #E4438195

\$640,000

3 Bedroom, 2.50 Bathroom, 2,613 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully designed over 2600sq ft 2-storey home offering comfort, style, and functionality. Featuring 3 spacious bedrooms plus a main floor denâ€”perfect for a home office, playroom, or guest spaceâ€”this home meets all your lifestyle needs. The open-concept kitchen is a chefâ€™s dream with granite countertops and hardwood floors, flowing seamlessly into the dining area and living room. Step outside onto the low-maintenance two tier composite deck with a built-in gas line, ideal for summer BBQs and outdoor entertaining. Upstairs, enjoy the convenience of a dedicated laundry room and relax in the vaulted ceiling bonus room, filled with natural lightâ€”perfect for movie nights or family gatherings. The primary suite offers a private retreat with large walk in closet and five piece ensuite. A double attached garage adds extra storage and ease. This home combines practical living with stylish touchesâ€”donâ€™t miss your chance to make it yours!

Built in 2014

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4438195 |
| Price | \$640,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,613 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3540 Claxton Crescent |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0Z6 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle | Garth Worthington School |
| High | Dr Anne Anderson |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 24 |
| Zoning | Zone 55 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT