

# **\$699,000 - 3755 Cross Landing Landing, Edmonton**

MLS® #E4426479

**\$699,000**

5 Bedroom, 3.50 Bathroom, 1,867 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this amazing well kept home located on a massive CORNER LOT in a highly desirable community of Chappelle. On the main floor you are welcomed by bright modern KITCHEN with STAINLESS STEEL APPLIANCES leading to LIVING area with an ELECTRIC FIREPLACE and tile surround, a comfy DINING area with a decent size PANTRY and 2pc Bathroom completes this floor. On the upper level you will find 3 Bedrooms, Bonus room and 2 Full Bathrooms. This home also comes with SEPARATE ENTRANCE leading to a FULLY FINISHED BASEMENT which includes 2 BEDROOMS , MODERN KITCHEN and 1 BATHROOM. Since its located on a CORNER LOT, there is a ton of natural light coming into the house and the LANDSCAPING is done. All the amenities including but not limited to schools, shopping and ponds are nearby. THIS PROPERTY IS A MUST SEE.



Built in 2022

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4426479  |
| Price      | \$699,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,867                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3755 Cross Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Chappelle Area             |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 0C3                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Landscaped, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 55          |
| HOA Fees       | 480              |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:17pm MDT