

# \$639,999 - 3409 Craig Landing Landing, Edmonton

MLS® #E4430700

**\$639,999**

4 Bedroom, 3.50 Bathroom, 1,815 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® #	E4430700
Price	\$639,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.00
Year Built	2022



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

### Community Information

Address	3409 Craig Landing Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B3

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 13th, 2025
Days on Market	6

## Zoning

## Zone 55

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