

# **\$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	87
Zoning	Zone 55
HOA Fees	480
HOA Fees Freq.	Annually

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