

## **\$549,000 - 3952 Claxton Loop, Edmonton**

MLS® #E4448938

**\$549,000**

3 Bedroom, 2.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This beauty has a wonderful floor plan and is situated in a quiet crescent in the up and coming community of CHAPPELLE! Close to walking trails, a new school, shopping and easy access to the ANTHONY HENDAY! The main floor is great for entertaining with a HUGE ISLAND in the kitchen, SPACIOUS LIVING ROOM with GAS FIREPLACE and STONE FEATURE WALL, PLUS a MAIN FLOOR DEN/FLEX ROOM!!! Featuring GRANITE, STAINLESS STEEL, ENGINEERED HARDWOOD, WALK THRU PANTRY, 2ND FLOOR BONUS ROOM, LAUNDRY ROOM off the MASTER BEDROOM, and 3 SPACIOUS BEDROOMS. The master bedroom has a LUXURIOUS ENSUITE with SLIDING BARN DOOR for privacy, HIS & HER SINKS, SOAKER TUB, OVERSIZED SHOWER and WALK-IN CLOSET that leads to the LAUNDRY ROOM! The attached garage has super high ceiling for added storage. Deck in the backyard is perfect for summer BBQ's, fenced yard. Just move in and enjoy this immaculate home! Seller to provide Original RPR with Title insurance - Fence built \*Note commissions\*



Built in 2012

### **Essential Information**

MLS® #

E4448938

Price	\$549,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,160
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3952 Claxton Loop
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Y7

### Amenities

Amenities	Deck, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	57
Zoning	Zone 55
HOA Fees	100
HOA Fees Freq.	Annually

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