

## \$874,900 - 3626 Claxton Place, Edmonton

MLS® #E4449721

**\$874,900**

7 Bedroom, 5.00 Bathroom, 3,052 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautifully finished home in Chappelle, designed for multi-generational living or effortless income potential. Move-in ready with quick possession available, it offers a lifestyle of comfort, flexibility, and opportunity. The main level features a bright open-concept layout where the kitchen, dining, and living areas blend seamlessly, ideal for connection and entertaining. A sleek linear fireplace adds warmth, while the kitchen offers a generous pantry and access to the back deck from the dining space. A bedroom with cheater ensuite, den, full laundry room with sink, and interior access to the triple (tandem) attached garage complete the main floor. Upstairs, retreat to a spacious primary suite with a five-piece ensuite and walk-in dressing room, along with two additional bedrooms, a full bath, and a family room above the garage. A separate-entry legal suite below adds even more flexibility, with three bedrooms, two full baths, laundry, kitchen, living room, and storage. Designed to live, grow, and earn!

Built in 2015

### Essential Information

MLS® # E4449721

Price \$874,900

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,052                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3626 Claxton Place |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2K8            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, See Remarks              |
| Parking   | Tandem, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Wall Mount                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 55         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT