

## **\$779,900 - 3071 Carpenter Landing, Edmonton**

MLS® #E4431252

**\$779,900**

5 Bedroom, 4.50 Bathroom, 2,425 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This stunning home offers over 3500 sq. feet of living space! Upon entering, you experience a large entry hallway, dark stained HARDWOOD floor, Gas Fireplace, a beautiful open floor concept with 9ft ceiling, a spacious kitchen, dining, living area and a ½ bath. Also offers, Huge MAIN FLOOR BEDROOM with walk-in closet, attached 3 pc ENSUITE. Second floor offers another massive primary bedroom with a huge walk-in closet and expansive 5 pc ensuite, 2 more large secondary bedrooms, a bonus room and a 4pc common bathroom complete this level. The WALKOUT BASEMENT has been professionally finished with a 5th bedroom, den, 3pc bath and a living room is a mortgage helper. Walking distance to SCHOOL and community playground with Ice Rink. Bright day light peeps through large windows with pond view and a walking trail from rear of the house. Enjoy the summer evenings in custom landscaped yard, Beautiful firepit and stone patio. Not to forget the stone landscaping with firepit pad. MUST SEE!

Built in 2014

### **Essential Information**

MLS® # E4431252

Price \$779,900



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,425
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3071 Carpenter Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**School Information**

Middle	Garth Worthington School
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**Additional Information**

Date Listed	April 16th, 2025
Days on Market	106
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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