

\$589,888 - 3221 Carpenter Landing, Edmonton

MLS® #E4434502

\$589,888

5 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

PRIME LOCATION LEGAL 2-Bedroom Basement Suite with 9'™ Ceilings & Private Entrance"plus additional tenant parking large enough for a truck and a 20x12 deck. This is the ultimate income-producing property ideally located beside Garth Worthington School. Situated in Chappelle, close to shopping, the upcoming hospital, and future LRT access. Built by Daytona, this family-friendly home sits on a standard lot and is directly across from a Garth Worthington School (K-9). Notable highlights include soaring 9'™ ceilings, an oversized insulated garage, gazebo, rich hardwood flooring, a GAS RANGE, extended-height upgraded kitchen cabinets, and stainless steel appliances. Abundant natural light streams through generous windows, and the large backyard is fully landscaped, fenced, and boasts a spacious deck. The main floor den offers flexibility"easily converted into a 6th bedroom. Upstairs, you'll find three roomy bedrooms, including a lavish owner's suite with a large walk-in closet - perfect for the modern family!

Built in 2014

Essential Information

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Price \$589,888



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3221 Carpenter Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Y7

Amenities

Amenities	Fire Pit, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, HRV System
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Garth Worthington School

Middle Garth Worthington School

Additional Information

Date Listed May 5th, 2025

Days on Market 23

Zoning Zone 55

HOA Fees 420

HOA Fees Freq. Annually

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