

## \$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

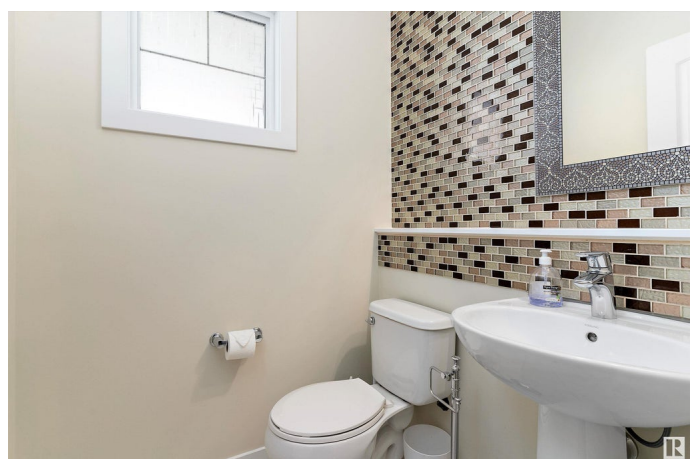
**\*PRIME LOCATION\*** LEGAL 2-Bedroom Basement Suite with 9'™ Ceilings & Private Entrance"plus additional tenant parking large enough for a truck and a 20x12 deck. This is the ultimate income-producing property ideally located beside Garth Worthington School. Situated in Chappelle, close to shopping, 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

MLS® # E4434502

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 | 10            |
| Zoning         | Zone 55       |
| HOA Fees       | 420           |
| HOA Fees Freq. | Annually      |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 4:47am MDT