# \$589,888 - 3221 Carpenter Landing, Edmonton

MLS® #E4434502

#### \$589,888

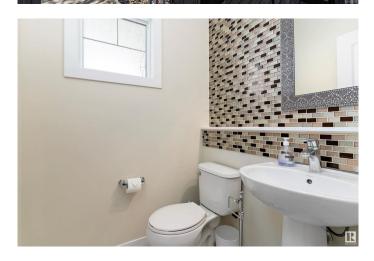
5 Bedroom, 3.50 Bathroom, 1,620 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

\*PRIME LOCATION\* LEGAL 2-Bedroom Basement Suite with 9â€<sup>™</sup> Ceilings & Private Entranceâ€"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 flexibilityâ€"easily converted into a 6th bedroom. Upstairs, you'II 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
Туре	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	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	4
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 9th, 2025 at 4:32am MDT