



## 3546 CLAXTON Crescent Edmonton AB

\$649,900

Welcome to your upgraded dream home with 3530 finished sq.ft in Chappelle! This meticulous home features A LEGAL BASEMENT SUITE WITH A SEPARATE ENTRANCE, versatile for EXTENDED FAMILY LIVING OR RENTAL INCOME. With TWO FURNACES, TWO HOT W sqft WATER TANKS, AND TWO APPLIANCE SETS, PLUS AIR CONDITIONING. Main level with ENGINEERED HARDWOOD FLOORS, QUARTZ COUNTERTOPS, AND A GAS FIREPLACE. Main floor includes a large pantry, pwdr room, and spacious mudroom. Upstairs boasts a PARTY-SIZED BONUS ROOM, THREE BEDROOMS, AND 2 FULL BATHROOMS, including a luxurious master suite with a laundry room. BSMT offers two additional bedrooms, one bathroom, a large kitchen, separate laundry (washer and dryer included), and ample storage BONUS OF A 2-CAR PARKING PAD ACCESSIBLE VIA THE BACK ALLEY. Close to a school and essential amenities, the property offers comfort and convenience. Easy highway access and proximity to the airport, this defines contemporary living. Upgrade your lifestyle in a home that exceeds expectations.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

support@michaelpavone.com  
<http://www.michaelpavone.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)