

## \$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 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, youâ€™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	15
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 20th, 2025 at 6:47pm MDT