

## \$779,900 - 3071 Carpenter Landing, Edmonton

MLS® #E4431252

**\$779,900**

5 Bedroom, 4.50 Bathroom, 2,425 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This stunning home offers over 3500 sq. feet of living space! Upon entering, you experience a large entry hallway, dark stained HARDWOOD floor, Gas Fireplace, a beautiful open floor concept with 9ft ceiling, a spacious kitchen, dining, living area and a ½ bath. Also offers, Huge MAIN FLOOR BEDROOM with walk-in closet, attached 3 pc ENSUITE. Second floor offers another massive primary bedroom with a huge walk-in closet and expansive 5 pc ensuite, 2 more large secondary bedrooms, a bonus room and a 4pc common bathroom complete this level. The WALKOUT BASEMENT has been professionally finished with a 5th bedroom, den, 3pc bath and a living room is a mortgage helper. Walking distance to SCHOOL and community playground with Ice Rink. Bright day light peeps through large windows with pond view and a walking trail from rear of the house. Enjoy the summer evenings in custom landscaped yard, Beautiful firepit and stone patio. Not to forget the stone landscaping with firepit pad. MUST SEE!

Built in 2014

### Essential Information

MLS® # E4431252

Price \$779,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,425                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3071 Carpenter Landing |
| Area        | Edmonton               |
| Subdivision | Chappelle Area         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2Y9                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Walkout Basement |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|        |                          |
|--------|--------------------------|
| Middle | Garth Worthington School |
|--------|--------------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 108              |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| 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 August 2nd, 2025 at 6:18pm MDT