

# **\$599,900 - 4476 Crabapple Landing Landing, Edmonton**

MLS® #E4429027

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

FORMER SHOWHOME by Homes by Avi with potential for a legal suite in The Orchards. This almost 2300 square foot 3 bedroom, 2.5 bath + DEN & BONUS ROOM home is filled with upgrades including 9 foot ceilings, hardwood floors, and a chef's kitchen with granite countertops. Stay cool with central air conditioning and enjoy modern curb appeal with recessed soffit lighting that adds a clean glow to the exterior. The main floor offers a bright living area and a den perfect for a home office or playroom. Upstairs features a spacious bonus room, laundry, and comfortable bedrooms including a well appointed primary suite. The basement is untouched and ready for your design ideas. Enjoy a fully fenced, landscaped backyard with a large deck ideal for relaxing or entertaining. Built in central vacuum adds convenience. Residents enjoy exclusive access to The Orchards Residents Association. Close to schools, transit, and amenities. A perfect blend of comfort, style, and community living awaits.

Built in 2012

## **Essential Information**

MLS® # E4429027

Price \$599,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4476 Crabapple Landing Landing
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0X5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	27
Zoning	Zone 53
HOA Fees	450
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 April 30th, 2025 at 11:32pm MDT