

## **\$679,000 - 4450 Crabapple Landing Landing, Edmonton**

MLS® #E4436297

**\$679,000**

3 Bedroom, 2.50 Bathroom, 2,380 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

STUNNING FAMILY HOME!! Prime location in the heart of south Edmonton! Situated in a big cul-de-sac. Close to schools, parks, great amenities including The Orchards Club House. Offering easy access to major highways. This beauty features an amazing open floor plan with 2379 square feet, an abundance of windows, huge entry way and soaring ceilings. Massive living room with attractive gas fireplace. GORGEOUS kitchen with beautiful cabinetry, Granite island and countertops, stainless steel appliances (including a gas stove), walk-through pantry and a huge dining area. Main floor powder room and laundry/mud room area. Upstairs is a big Bonus Room with large bay window, 3 large bedrooms and a 4 piece bathroom. Beautiful 5 piece ensuite with jetted tub in the Primary Bedroom plus a generous walk-in closet. Carpeted to basement. Central A/C too! Fully fenced and landscaped MASSIVE BACKYARD with deck to enjoy! Double attached garage and great curb appeal! IMMEDIATE POSSESSION is available!

Built in 2012

### **Essential Information**

MLS® # E4436297

Price \$679,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,380                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 4450 Crabapple Landing Landing |
| Area        | Edmonton                       |
| Subdivision | The Orchards At Ellerslie      |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T6X 0Y6                        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                                                               |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 53        |
| HOA Fees       | 450            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 6th, 2025 at 7:17pm MDT