

## **\$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**

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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
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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	33
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on June 15th, 2025 at 5:17am MDT