

# **\$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**

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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 | 14              |
| Zoning         | Zone 53         |
| HOA Fees       | 450             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 18th, 2025 at 5:32pm MDT