

Courtesy Of JP Dumlao and Errol J Scott Of Exp Realty

# \$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 Homes by Avi Showhome with potential for a legal suite! Located in the family-friendly neighbourhood of The Orchards, this 3-bedroom, 2.5-bath home is filled with upgrades including 9 foot ceilings, hardwood floors, and a chef's kitchen with granite countertops. The open concept 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. The basement is untouched and ready for your personal design ideas. Enjoy a beautifully landscaped, fully fenced backyard oasis with a large deck, ideal for relaxing or entertaining. Stay cool with central air conditioning and enjoy the convenience of built-in central vacuuming. As a resident, you have exclusive access to The Orchards Residents Association with a clubhouse, skating rink, splash park, tennis courts, and year-round community events. Close to schools, public transit, and amenities. Welcome Home.

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	3
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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