

## \$715,000 - 4396 Crabapple Crescent, Edmonton

MLS® #E4441310

**\$715,000**

7 Bedroom, 4.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

**MOTIVATED SELLER!** This stunning property offers everything you've been searching for and more. With a total of seven bedrooms: four bedrooms upstairs, one on the main, and two bedrooms downstairs, there's space for everyone to live and work in comfort. The heart of the home is the breathtaking kitchen, featuring modern appliances, sleek countertops, and a convenient pantry to keep everything organized. Whether you're cooking up a feast for family and friends or enjoying a quiet meal at the ISLAND, this kitchen is sure to impress. Entertainment is a breeze in the spacious BONUS room, perfect for movie nights or game days with loved ones. Parks and amenities just a stone's throw away, outdoor adventures are always within reach. This home also boasts a coveted CORNER LOT location, providing privacy and plenty of space to relax and unwind. Plus, with a SEPARATE ENTRANCE offering up an IN-LAW SUITE, the possibilities are endless. **DON'T MISS OUT!**

Built in 2013

### Essential Information

MLS® # E4441310

Price \$715,000

Bedrooms 7



Bathrooms	4.00
Full Baths	4
Square Footage	2,477
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4396 Crabapple Crescent
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0X9

### **Amenities**

Amenities	Club House, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	77
Zoning	Zone 53
HOA Fees	443.1
HOA Fees Freq.	Annually

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