

## \$789,000 - 3936 Claxton Loop, Edmonton

MLS® #E4454538

**\$789,000**

4 Bedroom, 3.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Luxurious! 2 Story approx 2400 sq.ft in a desirable Southwest Community of Chapelle. Situated on a quite street w/backing onto a green space. Upon entrance you are invited by a large foyer, a massive kitchen with all stainless steel appliances, plenty of granite countertops and lots of cabinets a vast family room with open to above high ceiling, Gas fireplace and luxurious hardwood floor plus a Den, half bath and a mudroom/Laundry. A nice wide staircase takes you to the comfortable upper level with huge Bonus, a Large size Primary bedroom with view of green space, a five-piece bathroom, w/soaking tub & custom jet/steam shower. Along with two additional large bedrooms and another full bath. Basement is Finished w/large bedroom, Wet Bar, family room, a full bath and an Exercise area. Fully landscaped yard with back gate to the green space, huge deck w/glass railing. Central AC, Central vac, Motion detected alarm system. Walking distance to pond/trails, K-9 school & shopping! Very Close to Major Highways.

Built in 2012

### Essential Information

MLS® # E4454538

Price \$789,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,396                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3936 Claxton Loop |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 1Y6           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

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

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 2:02am MDT