

## \$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 | 55             |
| Zoning         | Zone 53        |
| HOA Fees       | 443.1          |
| 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 3rd, 2025 at 2:47am MDT