

\$939,900 - 6117 Crawford Drive, Edmonton

MLS® #E4416129

\$939,900

6 Bedroom, 5.50 Bathroom, 2,347 sqft
Single Family on 0.00 Acres

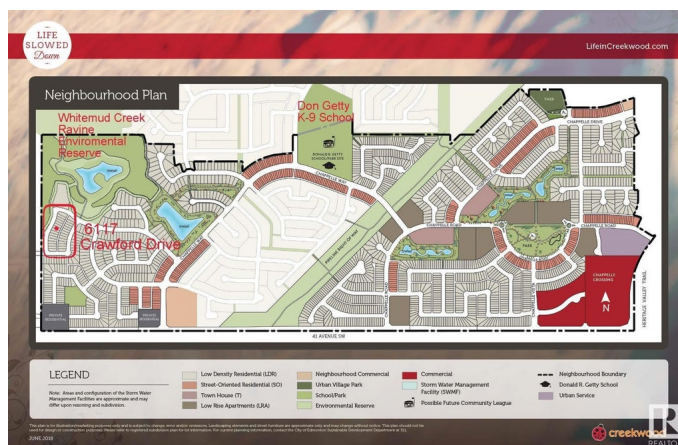
Chappelle Area, Edmonton, AB

TAKE ADVANTAGE!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Over 3,920 SF of Living Space. Home Buyers - Mortgage Helper - Live in 1 Rent out the other 2 units OR Investors Buy 1 = 3 rental units Buy 2 = 6 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on the Main Floor; one on the 2nd floor + ensuite + walk-in closets. BALCONY AND DECK overlooking the RAVINE!! 2 additional bedrooms + den + Bonus Rm + mudroom + porch. Legal Basement Suite 977 SF 2 Large Bedrooms; Garage Suite 2 Bedroom is 647 SF. Either way this home offers enormous potential set in a picturesque private area across from the Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit having a complete appliance package. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos from home that is SOLD.

Built in 2024

Essential Information

MLS® # E4416129
Price \$939,900
Bedrooms 6



Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,347
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6117 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L8

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Insulated, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement, Stone, Hardie Board Siding
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Exterior Features Airport Nearby, Environmental
Playground Nearby, Public
Remarks
Roof Asphalt Shingles
Construction Wood, Fiber Cement, Stone,
Foundation Concrete Perimeter

Additional Information

Date Listed December 15th, 2024
Days on Market 111
Zoning Zone 55
HOA Fees Freq. Annually



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