# \$949,000 - 6119 Crawford Drive, Edmonton

MLS® #E4423261

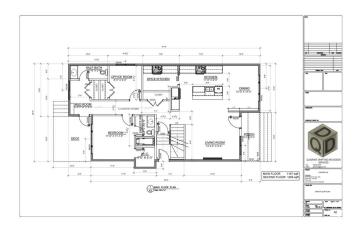
#### \$949,000

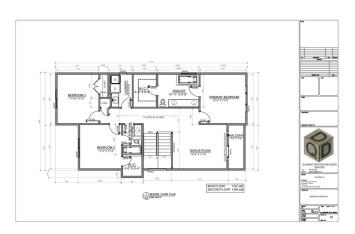
4 Bedroom, 5.50 Bathroom, 2,462 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This stunning pre-construction 4137+ sq ft custom 2-story single-family home is nestled in the heart of Chapelle, Edmonton, AB. Conveniently located near schools, parks, grocery stores, transit, and numerous amenities, this property offers exceptional value. It features 10 ft ceilings on the main floor and 9 ft ceilings upstairs and in the basement, creating a spacious and airy feel. The home includes a fully finished 3-bedroom legal basement suite and a separate 2-bedroom garage suite, providing incredible rental potential. The main house boasts an office, a bedroom on the main floor, a spice kitchen, a huge pantry, and 1.5 baths. Upstairs, you'II find 3 spacious bedrooms, 2 full baths, and a versatile bonus roomâ€"making it a 9-bed, 5.5-bath home. The living room, dining area, and front-facing balcony all overlook a green space and ravine, ensuring breathtaking views. Photos are from a similar home by the builder; finishes may vary.







Built in 2025

## **Essential Information**

MLS® # E4423261 Price \$949,000

Bedrooms 4

Bathrooms 5.50 Full Baths 5 Half Baths 1

Square Footage 2,462 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6119 Crawford Drive

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4L8

#### **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9

ft., Closet Organizers, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Television Connection, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement

Ceiling

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, See

Remarks, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Airport Nearby, Back Lane, Creek, Golf Nearby, No Through Road,

Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 27th, 2025

Days on Market 50

Zoning Zone 55

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Listing information last updated on April 18th, 2025 at 6:32am MDT