

# \$945,800 - 6113 Crawford Drive, Edmonton

MLS® #E4426140

**\$945,800**

7 Bedroom, 4.50 Bathroom, 2,125 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this stunning brand-new home in the vibrant community of Chappelle.

Overlooking the RAVINE, this 2-storey home comes with a 2-bedroom LEGAL BASEMENT SUITE and a 2 bedroom GARDEN SUITE, making it the perfect mortgage helper. The main floor features 2 bedrooms and 1 1/2

bathrooms, including an ensuite. The kitchen is fully upgraded, and finished off with quartz countertops. The living room has a bright and beautiful feature wall with an electric fireplace. Upstairs the primary room has a spa-like 5-piece ensuite along with two spacious bedrooms and a full bathroom. A bonus room for family entertainment and the laundry area complete the upper floor. The fully finished basement has two bedrooms, a kitchen, a 4-piece bath, and a recreational area.

Spacious garden suite! Premium lighting package, glass railings, MDF shelving, custom showers and feature walls. The entire home is masterfully crafted with sleek, upgraded finishes throughout. Close to amenities and the Edmonton Airport.

Built in 2025

## Essential Information

MLS® # E4426140

Price \$945,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,125                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6113 Crawford Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4L7             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Front Porch, Guest Suite, Parking-Extra, Parking-Visitor |
| Parking   | 2 Outdoor Stalls, Double Carport, Double Garage Detached, Rear Drive Access                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-2, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Wall Mount                              |
| Stories           | 3                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### **Exterior**

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

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed            March 17th, 2025

Days on Market      14

Zoning                Zone 55

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Listing information last updated on March 31st, 2025 at 6:47pm MDT