

Courtesy Of Paul S Lamba Of MaxWell Polaris

## \$799,000 - 6109 Crawford Drive, Edmonton

MLS® #E4421296

**\$799,000**

6 Bedroom, 4.00 Bathroom, 2,347 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This EXCEPTIONAL BRAND-NEW home boasts 6 BEDROOMS and 4 BATHROOMS, including a MAIN FLOOR BEDROOM with a FULL BATH in a PRIME LOCATION with a BREATHTAKING RAVINE VIEW and a DOUBLE ATTACHED GARAGE, making it a rare find. Picture waking up to SERENE RAVINE VIEWS right from your bedroom. The MORTGAGE-HELPING LEGAL 2-BEDROOM BASEMENT SUITE adds flexibilityâ€”perfect for rental income or extended family. A CHEFâ€™S DREAM SPICE KITCHEN enhances your cooking, while the 10â€™ CEILINGS on both the MAIN and UPPER FLOORS create an airy, open atmosphere. With 6 BEDROOMS and 4 BATHROOMS, thereâ€™s plenty of space for everyone, plus the ATTACHED DOUBLE GARAGE provides ample storage. This newly built home is ready for your personal touch. Ideally located CLOSE TO SCHOOLS, SHOPPING, and TRANSIT, this home combines LUXURY and CONVENIENCE.

Built in 2024

### Essential Information

MLS® #	E4421296
Price	\$799,000
Bedrooms	6



Bathrooms	4.00
Full Baths	4
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	6109 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L7

### **Amenities**

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Flat Site, Level Land
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 12th, 2025

Days on Market      51

Zoning                 Zone 55

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Listing information last updated on April 4th, 2025 at 7:02am MDT