

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

MLS® #E4426140

**\$945,800**

9 Bedroom, 5.50 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. 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 | 9         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| 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 18  
Zoning Zone 55

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Listing information last updated on April 4th, 2025 at 6:02am MDT