

## \$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 Suite         | Yes                                     |
| 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 | 79                  |
| Zoning         | Zone 55             |

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Listing information last updated on May 2nd, 2025 at 4:17pm MDT