

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

MLS® #E4423261

**\$949,000**

9 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 9 & 10 ft ceilings on the main floor, upper floor 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, youâ€™™ll 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  | 9         |
| 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 Suite         | Yes   |
| 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 | 65                  |
| Zoning         | Zone 55             |

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Listing information last updated on May 2nd, 2025 at 10:32pm MDT