

\$894,900 - 6113 Crawford Drive, Edmonton

MLS® #E4449510

\$894,900

8 Bedroom, 5.50 Bathroom, 2,139 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

RAVINE-FACING | OVER 3700 Sqft LIVING SPACE | 2 LEGAL SUITES | FULL BED + ENSUITE ON MAIN | TRIPLE INCOME POTENTIAL ! Welcome to this stunning, brand-new 2-storey home in the vibrant community of Chappelle, offering a rare combination of luxury living and exceptional rental income potential. This home features a 2-bedroom legal basement suite and a 2-bedroom legal garage suite—perfect mortgage helpers or investment opportunities. The main floor features a bedroom with ensuite, den, powder room, and a beautifully upgraded kitchen with quartz countertops. The open-concept living area showcases a custom feature wall with an electric fireplace and tons of natural light. Upstairs offers a spa-like primary suite with 5-pc ensuite and walk-in closet, a second master with 4-pc ensuite, two more bedrooms, a full bath, bonus room, and convenient upper-floor laundry. Upgrades throughout: glass railings, MDF shelving, premium lighting, custom showers & more. Close to all amenities, schools, parks and golf course.

Built in 2025

Essential Information

MLS® # E4449510

Price \$894,900



Bedrooms	8
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,139
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	Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement, Stone, Hardie Board Siding
----------	--

Exterior Features Airport Nearby, Back Lane,
Nearby, Public Transportation
Roof Asphalt Shingles
Construction Wood, Fiber Cement, Stone,
Foundation Concrete Perimeter

Additional Information

Date Listed July 24th, 2025
Days on Market 9
Zoning Zone 55



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 2nd, 2025 at 5:17pm MDT