

# \$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
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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       6  
Zoning                  Zone 55



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