

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

MLS® #E4423261

**\$949,000**

4 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 Chappelle, Edmonton, AB.

Conveniently located near schools, parks, grocery stores, transit, and numerous amenities, this property offers exceptional value. It features 10 ft ceilings on the main floor and 9 ft ceilings upstairs 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.

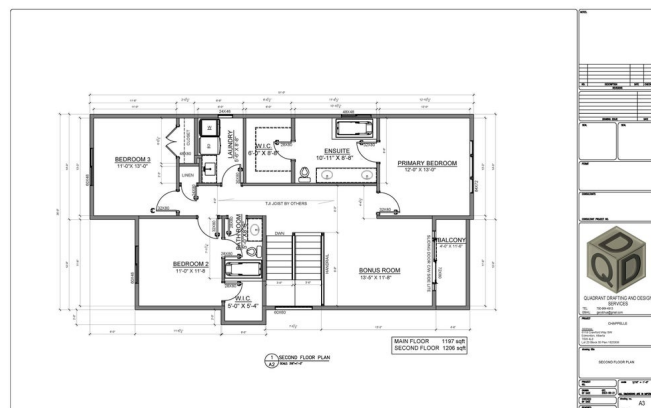
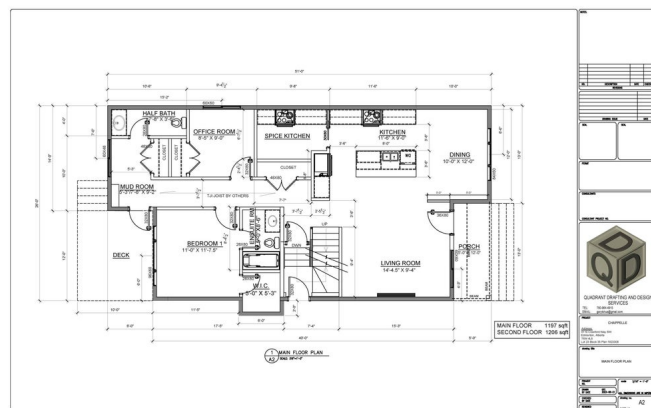
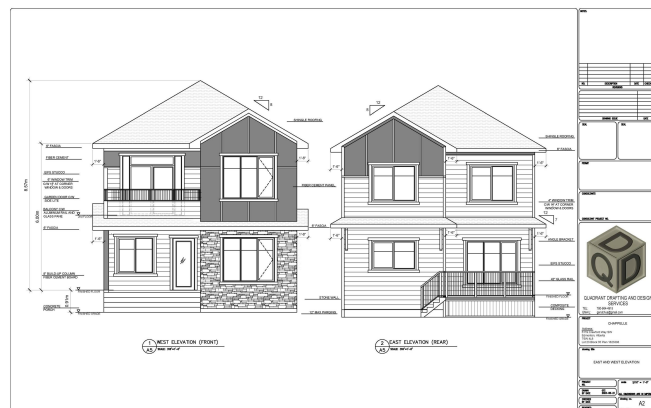
Upstairs, you'll find 3 spacious bedrooms, 2 full baths, and a versatile bonus room—making it a 9-bed, 5.5-bath home. The living room, dining area, and front-facing balcony all overlook a green space and ravine, ensuring breathtaking views. Photos are from a similar home by the builder; finishes may vary.

Upstairs, you'll find 3 spacious bedrooms, 2 full baths, and a versatile bonus room—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 4



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 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 42

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 April 10th, 2025 at 8:17am MDT