

# \$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	64
Zoning	Zone 55

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