

\$939,900 - 6117 Crawford Drive, Edmonton

MLS® #E4416129

\$939,900

6 Bedroom, 5.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

BUY GENERATIONAL WEALTH!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Stainless Steel Appliances Included. Front and back Landscaping Included. Over 3,920 SF of Living Space. Home Buyers Mortgage Helper. Live in 1 Rent out the other 2 units OR Investors have 3 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on Main Floor; one on 2nd floor + ensuites + walk-in closets. BALCONY AND DECK overlooking the RAVINE! 2 additional bedrooms + den + Bonus Rm + mudroom + porch. Legal Basement Suite 977 SF 2 Large Bedrooms; Garage Suite 2 Bedroom is 647 SF. Either way this home offers enormous potential set in a picturesque private area across from Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit has its own laundry. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos from 6123. 6117 2 Storey, Legal & Garage Suites completion due July.

Built in 2024

Essential Information

MLS® # E4416129

Price \$939,900



Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,347
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6117 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L8

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Insulated, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	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,
Exterior Features	Airport Nearby, Environmental Playground Nearby, Public
Remarks	
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone,
Foundation	Concrete Perimeter



Additional Information

Date Listed	December 15th, 2024
Days on Market	183
Zoning	Zone 55
HOA Fees Freq.	Annually

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