# **\$939,900 - 6117 Crawford Drive, Edmonton**

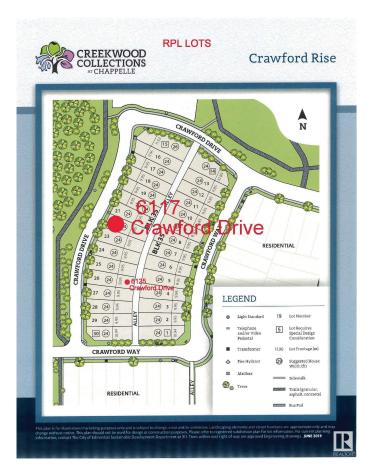
MLS® #E4416129

## \$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, Environmenta

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



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 June 16th, 2025 at 3:02pm MDT