

## \$939,000 - 6117 Crawford Drive, Edmonton

MLS® #E4464459

**\$939,000**

8 Bedroom, 5.50 Bathroom, 2,361 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

RAVINE-facing triple-income property! MAIN HOME + LEGAL BASEMENT SUITE + GARAGE SUITE—ideal turn-key Airbnb or rental investment in CHAPPELE AREA offering 3,776 sq ft of finished living space. The main floor features a BEDROOM with full bath, plus a FLEX room/DEN, making it ideal for guests, parents, or a home office. The open layout showcases a bright kitchen, dining area, and spacious living room offering a seamless flow. Upstairs, find three bedrooms including a luxurious primary suite with ensuite and walk-in closet, a bonus room, and laundry for convenience. The legal BASEMENT SUITE has a SEPERATE side entrance, two bedrooms, a full kitchen, bath, laundry, and a flex room — perfect for tenants or extended family. The GARAGE SUITE adds two bedrooms, a full bath, kitchen, and private entrance above the double oversized garage, maximizing both functionality and income potential. ALL APLIANCES AND LANDSCAPING ARE INCLUDED making this complete TURNKEY investment or multigenerational home.

Built in 2025

### Essential Information

MLS® # E4464459

Price \$939,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 2,361                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| 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 4L7             |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Guest Suite, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Insulated, Over Sized, Rear Drive Access                                                                                                                    |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Glass Door                                                                                                                    |
| Stories           | 3                                                                                                                             |
| Has Suite         | Yes                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

Exterior Wood, Fiber Cement, Stone,  
Exterior Features Airport Nearby, Environme  
Nearby, Public Transportation  
See Remarks  
Roof Asphalt Shingles  
Construction Wood, Fiber Cement, Stone,  
Foundation Concrete Perimeter



**Additional Information**

Date Listed November 2nd, 2025  
Days on Market 4  
Zoning Zone 55

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