

\$894,900 - 6113 Crawford Drive, Edmonton

MLS® #E4449510

\$894,900

8 Bedroom, 5.50 Bathroom, 2,139 sqft
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

RAVINE-FACING | OVER 3700 Sqft LIVING SPACE | 2 LEGAL SUITES | FULL BED + ENSUITE ON MAIN | TRIPLE INCOME POTENTIAL ! Welcome to this stunning, brand-new 2-storey home in the vibrant community of Chappelle, offering a rare combination of luxury living and exceptional rental income potential. This home features a 2-bedroom legal basement suite and a 2-bedroom legal garage suite—perfect mortgage helpers or investment opportunities. The main floor features a bedroom with ensuite, den, powder room, and a beautifully upgraded kitchen with quartz countertops. The open-concept living area showcases a custom feature wall with an electric fireplace and tons of natural light. Upstairs offers a spa-like primary suite with 5-pc ensuite and walk-in closet, a second master with 4-pc ensuite, two more bedrooms, a full bath, bonus room, and convenient upper-floor laundry. Upgrades throughout: glass railings, MDF shelving, premium lighting, custom showers & more. Close to all amenities, schools, parks and golf course.



Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4449510 |
| Price | \$894,900 |

| | |
|----------------|------------------------|
| Bedrooms | 8 |
| Bathrooms | 5.50 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 2,139 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 6113 Crawford Drive |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4L7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit |
| Heating | Forced Air-1, 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, Hardie Board Siding |
|----------|--|

Exterior Features Airport Nearby, Back Lane,
Nearby, Public Transportation
Roof Asphalt Shingles
Construction Wood, Fiber Cement, Stone,
Foundation Concrete Perimeter

Additional Information

Date Listed July 24th, 2025
Days on Market 10
Zoning Zone 55



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Listing information last updated on August 3rd, 2025 at 12:32am MDT