# \$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 SUITEâ€"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 â€" 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,

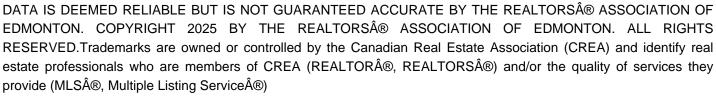
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed November 2nd, 2025

Days on Market 1

Zoning Zone 55



Listing information last updated on November 3rd, 2025 at 7:32pm MST

