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

MLS® #E4416129

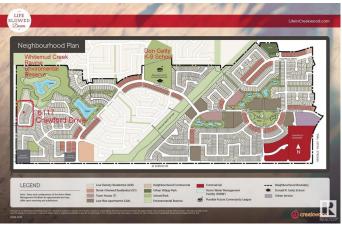
#### \$939,900

6 Bedroom, 5.50 Bathroom, 2,347 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

TAKE ADVANTAGE!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Over 3,920 SF of Living Space. Home Buyers - Mortgage Helper - Live in 1 Rent out the other 2 units OR Investors Buy 1 = 3 rental units Buy 2 = 6 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on the Main Floor; one on the 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 the Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit having a complete appliance package. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos from home that is SOLD.





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                   |
| Туре           | 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. Baseme       |  |
|           | 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<br>Playground Nearby, Public<br>Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Fiber Cement, Stone,   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

| Date Listed    | December 15th, 2024 |
|----------------|---------------------|
| Days on Market | 139                 |
| Zoning         | Zone 55             |
| HOA Fees Freq. | Annually            |



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Listing information last updated on May 3rd, 2025 at 10:17am MDT