\$939,900 - 6117 Crawford Drive, Edmonton

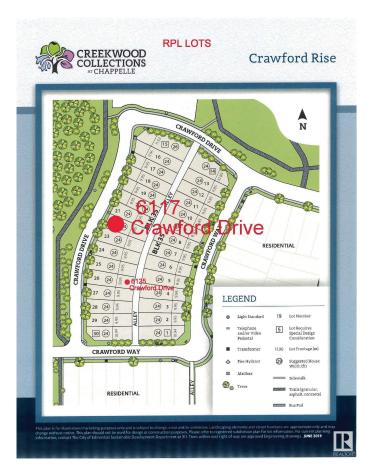
MLS® #E4416129

\$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 8:47pm MDT