

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$1,349,000 - 6 6090 Crawford Drive, Edmonton

MLS® #E4442696

**\$1,349,000**

3 Bedroom, 2.50 Bathroom, 3,091 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

WELCOME TO "THE COVE", A COVETED AND SECLUDED 7 HOME ESTATE PROJECT THAT IS SECURE, PRIVATE AND SURROUNDED BY NATURE! Tucked into the coveted SW neighbourhood that offers a quick 15 min commute to the airport, all major amenities and that "lock up and leave" lifestyle. 5 of the 7 homes are currently under construction - all homes are created by Edmontons best architectural firm, Design Two Group, with one of Edmonton's best builders, Platinum Living Homes, along with the innovative developer, Suil Management. Every home fuses a West Coast inspired feel and oversized windows to take in all the beauty of the ravine and green space that every single home offers. This 3100 sqft 2 storey offer an oversized 3 car garage, 3beds plus bonus room. A unique and functional main floor plan is flooded with natural light. These homes offer so much in way of privacy, security, nature and all amenities. Come check this home out today!

Built in 2024

### Essential Information

MLS® #	E4442696
Price	\$1,349,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,091
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

### Community Information

Address	6 6090 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A6

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Creek, Flat Site, Gated Community, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	95
Zoning	Zone 55
Condo Fee	\$275

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