

# \$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 + ensuite + 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
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 Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Hardie Board Siding
----------	--

Exterior Features	Airport Nearby, Environmental 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	127
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 April 21st, 2025 at 2:32pm MDT