

# \$894,900 - 6113 Crawford Drive, Edmonton

MLS® #E4449510

**\$894,900**

8 Bedroom, 5.50 Bathroom, 2,812 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

RAVINE-FACING | OVER 3700 Sqft LIVING SPACE | 2 LEGAL SUITES | FULL BED + ENSUITE ON MAIN | TRIPLE INCOME POTENTIAL ! Welcome to this stunning, brand-new 2-storey home in the vibrant community of Chappelle, offering a rare combination of luxury living and exceptional rental income potential. This home features a 2-bedroom legal basement suite and a 2-bedroom legal garage suite—perfect mortgage helpers or investment opportunities. The main floor features a bedroom with ensuite, den, powder room, and a beautifully upgraded kitchen with quartz countertops. The open-concept living area showcases a custom feature wall with an electric fireplace and tons of natural light. Upstairs offers a spa-like primary suite with 5-pc ensuite and walk-in closet, a second master with 4-pc ensuite, two more bedrooms, a full bath, bonus room, and convenient upper-floor laundry. Upgrades throughout: glass railings, MDF shelving, premium lighting, custom showers & more. Close to all amenities, schools, parks and golf course.

Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449510  |
| Price  | \$894,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 2,812                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6113 Crawford Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4L7             |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Over Sized                                        |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Garage Opener, Hood Fan, See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-1, 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, Hardie Board Siding |
|----------|------------------------------------------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Fiber Cement, Stone, Hardie Board Siding                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 55         |

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Listing information last updated on August 31st, 2025 at 3:17pm MDT