

Courtesy Of Shubham Narang And VK Kalra Of MaxWell Polaris

\$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

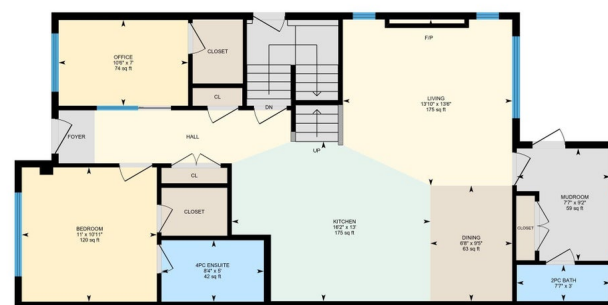
Essential Information

MLS® # E4449510
Price \$894,900



6113 Crawford Dr SW, Edmonton, AB

Main Floor Exterior Area 1084.39 sq ft
Interior Area 979.35 sq ft



0 4 8 ft PREPARED: 2025/06/05

*This regions are excluded from total floor area in GIUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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
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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	37
Zoning	Zone 55

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Listing information last updated on August 30th, 2025 at 12:47am MDT