

## \$579,800 - 6627 Crawford Ld, Edmonton

MLS® #E4426262

**\$579,800**

3 Bedroom, 2.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled in the sought-after Chappelle community, tour this beautiful 3-bedroom home with a bonus room by Klair Custom Homes. This 1700+ sq ft home features a beautifully landscaped, extended yard that is half-fenced with a cedar deck and glass railing. High-quality finishes include Hardie siding, an aggregate driveway, quartz countertops, undermount sinks, framed mirrors, soft-close cabinetry, pot lights, California knockdown ceilings, custom drywall corners, and NO CARPET! The kitchen boasts a gas range with stainless steel appliances. Explore an open-concept main floor featuring a custom electric fireplace and A/C throughout, ensuring year-round comfort. The upper level includes the master suite, a bonus room, laundry room, and two additional bedrooms; each with walk-in closets. Conveniently located near a nature reserve, pond, and path system, this home checks all of your boxes!

Built in 2023

### Essential Information

MLS® #	E4426262
Price	\$579,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6627 Crawford Ld
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L5

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Environmental Reserve, Golf Nearby, Landscaped, No

Back Lane, Park/Reserve, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	45
Zoning	Zone 55

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Listing information last updated on May 2nd, 2025 at 8:47pm MDT