

# \$909,000 - 6107 Crawford Drive, Edmonton

MLS® #E4450653

**\$909,000**

7 Bedroom, 4.50 Bathroom, 2,960 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Ravine-Facing Masterpiece in Chappelle with almost 3900 sqft of Living Space. This stunning stucco home offers a total of 7 bedrooms, 5 baths, and a main floor den – ideal for large or multi generational families and investors. The main floor showcases a striking center feature wall, open layout, and upscale finishes throughout, a built deck, and incredible curb appeal. On upper floor, enjoy a private balcony off the master bedroom that also has beautiful 5 piece ensuite and large walk-in closet. Two more good sized bedrooms, one common bath, bonus room and laundry area completed upper floor. This home includes a legal 2-bedroom basement suite and a legal 2-bedroom garage suite, making it a rare triple-unit property with excellent income potential. This is truly a one-of-a-kind home in the heart of Chappelle.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450653  |
| Price          | \$909,000 |
| Bedrooms       | 7         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,960     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6107 Crawford Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4L7             |

### Amenities

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

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | See Remarks                             |
| 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, Stucco                                                                                                     |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Fiber Cement, Stone, Stucco                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                    |

### Additional Information

Date Listed July 31st, 2025

Days on Market 17

Zoning Zone 55

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