# **\$939,900 - 6115 Crawford Drive, Edmonton**

MLS® #E4415293

# \$939.900

6 Bedroom, 5.50 Bathroom, 2,296 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

BUY GENERATIONAL WEALTH!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Stainless Steel Appliances Included. Front and back Landscaping Included. Over 3,920 SF of Living Space. Home Buyers Mortgage Helper. Live in 1 Rent out the other 2 units OR Investors have 3 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on Main Floor; one on 2nd floor + ensuites + 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 Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit has its own laundry. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos for Legal Suite from 6123. 6115 Legal & Garage Suites completion due early July.







Built in 2024

## **Essential Information**

MLS® # E4415293 Price \$939,900 Bedrooms 6

Bathrooms 5.50

Full Baths 5

Half Baths 1

Square Footage 2,296

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 6115 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 Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Fiber Cement, Stone, Hardie Board Siding

Exterior Features Airport Nearby, Environmental Reserve, Golf Nearby, No Through Road,

Playground Nearby, Public Transportation, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 3rd, 2024

Days on Market 254

Zoning Zone 55 HOA Fees Freq. Annually

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