

## \$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

TAKE ADVANTAGE!! 3 Units in 1 property. 2 STOREY HOME, LEGAL SUITE PLUS a GARAGE SUITE!!! Over 3,920 SF of Living Space. Home Buyers - Mortgage Helper - Live in 1 Rent out the other 2 units OR Investors Buy 1 = 3 rental units Buy 2 = 6 rental units. Main and 2nd floor 2,296 SF+ = 2 Primary Bedrooms; one on the Main Floor; one on the 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 the Whitemud Creek Ravine/Environmental Reserve with pathways. High-end finishings in all the units with each unit having a complete appliance package. Walking distance to K-9 school. Shopping, recreation, transit plus easy access to all arterial roadways. Photos from home that is SOLD.

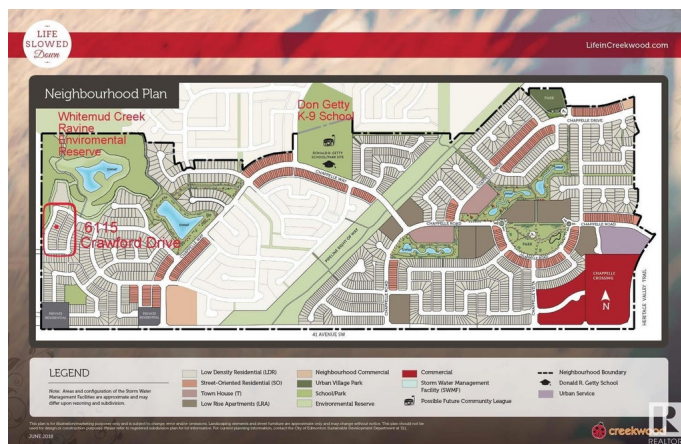
Built in 2024

### 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 Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |  |
|----------|--|
| Exterior | Wood, Fiber Cement, Stone, Hardie Board Siding |
|----------|--|

Exterior Features    Airport Nearby, Environmental  
Playground Nearby, Public  
Remarks  
Roof                    Asphalt Shingles  
Construction        Wood, Fiber Cement, Stone,  
Foundation           Concrete Perimeter

Additional Information

Date Listed            December 3rd, 2024  
Days on Market        137  
Zoning                  Zone 55  
HOA Fees Freq.        Annually



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