# \$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
Туре	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
Deulise	

## 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	257
Zoning	Zone 55
HOA Fees Freq.	Annually

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