

## \$849,900 - 6514 Crawford Place, Edmonton

MLS® #E4433696

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,614 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to Chappelle, one of YEGs hottest growing communities! This home is conveniently located within close proximity to the airport, schools, Anthony Henday & shopping & situated in a quiet CUL-DE-SAC on a HUGE 676SQM PIE LOT. CUSTOM built with TONS of upgrades including: upgraded window & lighting package, porcelain island & matching backsplash, 12Ft tray ceiling in great room w/recessed colour changing lighting, barn door, spa-like 5pc ensuite with tiled shower & niche, HUGE electric fireplace, main floor bed & FULL bath & so much more. The Sellers have added over \$65k in UPGRADES incl. black stainless steel kitchen appliance pkg & PEDESTAL ELECTROLUX W/D, landscaping inc fencing w/solar lights, brand new 14x16ft deck w/tinted glass railing & gas line, garage cabinetry, window coverings (every floor) inc. motorized blinds in the great room & a garage heater & cabinetry. HUGE bonus room, laundry room w/a sink, primary retreat w/his/her WIC, triple TANDEM garage w/a man door, this home has it ALL!

Built in 2022

### Essential Information

MLS® # E4433696

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,614                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6514 Crawford Place |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3Y6             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Tandem  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|          |   |
|----------|---|
| Exterior | Wood, Stone, Vinyl, Hardie Board Siding |
|----------|---|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 55       |

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT