

\$939,000 - 6117 Crawford Drive, Edmonton

MLS® #E4464459

\$939,000

8 Bedroom, 5.50 Bathroom, 2,361 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

NO CARPET, RAVINE-facing triple-income property! MAIN HOME + LEGAL BASEMENT SUITE + GARAGE SUITE—ideal turn-key Airbnb or rental investment in CHAPPELE AREA offering 3,776 sq ft of finished living space. The main floor features a BEDROOM with full bath, plus a FLEX room/DEN, making it ideal for guests, parents, or a home office. The open layout showcases a bright kitchen, dining area, and spacious living room offering a seamless flow. Upstairs, find three bedrooms including a luxurious primary suite with ensuite and walk-in closet, a bonus room, and laundry for convenience. The legal BASEMENT SUITE has a SEPERATE side entrance, two bedrooms, a full kitchen, bath, laundry, and a flex room — perfect for tenants or extended family. The GARAGE SUITE adds two bedrooms, a full bath, kitchen, and private entrance above the double oversized garage, maximizing both functionality and income potential. ALL APLIANCES AND LANDSCAPING ARE INCLUDED making this complete TURNKEY investment or multigenerational home.

Built in 2025

Essential Information

MLS® # E4464459

Price \$939,000



Bedrooms	8
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	2,361
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6117 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L7

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Guest Suite, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Dryer-Two, Refrigerators-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Wood, Fiber Cement, Stone,
Exterior Features Airport Nearby, Environme
Nearby, Public Transportation
See Remarks
Roof Asphalt Shingles
Construction Wood, Fiber Cement, Stone,
Foundation Concrete Perimeter



Additional Information

Date Listed November 2nd, 2025
Days on Market 10
Zoning Zone 55

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