

Courtesy Of Kat Sieg Of Sable Realty

## **\$813,000 - 6514 Crawford Place, Edmonton**

MLS® #E4445085

**\$813,000**

4 Bedroom, 3.00 Bathroom, 2,614 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

PRIDE OF OWNERSHIP 10/10! 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 & 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 nursery grown trees, fencing w/solar lights, brand new 14x16ft deck w/tinted glass railing & gas line, & window coverings (every floor) inc. motorized blinds in the great room. 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! 7 new trees planted since photos taken!

Built in 2022

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4445085  |
| Price    | \$813,000 |
| 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 June 30th, 2025  
Days on Market 18  
Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 5:47am MDT