

## \$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 6

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 6th, 2025 at 9:47am MDT