

Courtesy Of Kat Sieg Of Sable Realty

## \$869,900 - 6514 Crawford Place, Edmonton

MLS® #E4422352

**\$869,900**

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. Originally CUSTOM built with TONS of upgrades including: upgraded window/light 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 pckg & PEDESTAL ELECTROLUX W/D, FULL 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 gas garage heater. HUGE bonus room, laundry room w/a sink, MASSIVE primary retreat, a triple TANDEM garage with a man door, this home has it ALL!

Built in 2022

### Essential Information

MLS® # E4422352

Price \$869,900



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 February 21st, 2025

Days on Market 47

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 April 9th, 2025 at 10:32am MDT