

# **\$689,000 - 6641 Crawford Landing Landing, Edmonton**

MLS® #E4431104

**\$689,000**

3 Bedroom, 2.50 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

If looking for MAGICAL, look no further! This almost 2100 sqft home on a glorious no thru road, surrounded by walking path access & boasting a SOUTH FACING BACKYARD will leave you breathless! KLAIR CUSTOM HOMES continues to offer value through quality & upgrades that are second to none! This 2 story plan offers INCLUDED APPLIANCES including the washer and dryer. (upgraded gas cooktop & built in oven) , electric fireplace, walk through pantry (with built in shelving/no wire racks), MAIN FLOOR DEN (could be lovely playroom or music/library space) & upper level BONUS ROOM with custom ceiling details! Upper level laundry! Side entrance! Gas hook up for BBQ, cedar deck with glass inserts, aggregate concrete, cement Hardie board exterior all in the most desirable location in Chappelle! AB New Home Warranty & all the builder systems and processes in place to offer seamless ownership over time! RPR with compliance & double attached garage with existing gas line. Close to all things convenient. Welcome Home!

Built in 2024

## **Essential Information**

MLS® # E4431104

Price \$689,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,096                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 6641 Crawford Landing Landing |
| Area        | Edmonton                      |
| Subdivision | Chappelle Area                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 4L5                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

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

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
|-------------------|--|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
|--------------|---------------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
|----------------|----|

|        |         |
|--------|---------|
| 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 29th, 2025 at 3:32pm MDT