

# \$1,245,000 - 6038 Crawford Drive, Edmonton

MLS® #E4433076

**\$1,245,000**

4 Bedroom, 3.50 Bathroom, 3,331 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

An extraordinary expression of refined luxury, quality & design. Built by Kondro Homes & set within the prestigious community of Chappelle, this distinguished 2-storey residence offers 3,331 sq ft of exquisitely finished living space + a fully developed 1,385 sq ft bsmt. The main floor showcases a chef's kitchen w/ upgraded B/I appliances, Dekton counters, a W/T butler's pantry, formal dining room framed by a dramatic wall of windows, & a living room layered w/ timeless mid-century influences, anchored by a stately F/P. A private office, powder room & thoughtfully designed mudroom complete the main level. Upstairs, a sumptuous primary suite features an expansive W/I closet & a spa-inspired ensuite, complemented by 2 additional bdrms, a main bath & a spacious laundry room. The fully finished basement offers a family room, games area w/ bar, 4th bdrm, full bath & ample storage. Central A/C, automated blinds, theatre system, professionally landscaped grounds & a heated triple garage complete this package.

Built in 2021

## Essential Information

MLS® #	E4433076
Price	\$1,245,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,331
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6038 Crawford Drive
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T8N 7L2

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck
Parking Spaces	6
Parking	Front Drive Access, Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	D. Getty / St. Tho Aquinas
Middle	D. Getty / St. Tho Aquinas
High	Anne Anderson

### Additional Information

Date Listed	April 26th, 2025
Days on Market	63
Zoning	Zone 55
HOA Fees	500
HOA Fees Freq.	Annually

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 June 28th, 2025 at 4:32am MDT