

## \$895,555 - 6728 Crawford Way, Edmonton

MLS® #E4421295

**\$895,555**

9 Bedroom, 5.00 Bathroom, 2,279 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**\*\*3 Kitchens, 3 Furnaces, 3 suites, UNDER 900K\*\*** Experience luxury living & unmatched investment potential with this custom-built SW Edmonton gem! Designed for families or investors, this property features 3 income-generating suites, 9 spacious bedrooms, & 5 modern bathrooms. The main floor impresses with 10ft ceilings, a chef's kitchen showcasing a waterfall island, s/steel appliances, & a dining area with a buffet bar, + a main floor bedroom & full bath. Upstairs, the primary suite is a serene retreat w/12ft ceiling, large windows, & a spa-like ensuite, alongside 3 additional bedrooms & convenient laundry. The 2-bed legal basement suite offers over 900 sq ft of bright living space, while the 2-bed garage suite above the double garage adds even more rental potential. Perfectly situated near walking trails, parks, schools, & only 15 minutes to Edmonton International Airport, this meticulously designed property combines luxury, functionality, and income potential in one exceptional package!



Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421295  |
| Price    | \$895,555 |
| Bedrooms | 9         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,279                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6728 Crawford Way |
| Area        | Edmonton          |
| Subdivision | Chappelle Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9G 0B7           |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Over Sized                                                                                     |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Wall Mount                                                                                      |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 66                  |
| 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 19th, 2025 at 8:32pm MDT