

## \$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	58
Zoning	Zone 55
HOA Fees	500
HOA Fees Freq.	Annually

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