

## \$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 | 52               |
| Zoning         | Zone 55          |
| HOA Fees       | 500              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 17th, 2025 at 3:47am MDT