

## \$939,900 - 6115 Crawford Drive, Edmonton

MLS® #E4461085

**\$939,900**

6 Bedroom, 5.50 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**INVESTERS!! GENERATIONAL WEALTH!!**  
**TURNKEY!** Excellent Airbnb home  
(comparable homes renting for up to  
\$1,500/day) OR as a regular rental property  
(comparable 3-unit properties renting for up to  
\$6,000/month) OR Mortgage Helper—live in  
one and rent out 2 units. Either way 3 Units in  
1 property. 2 STOREY HOME, LEGAL SUITE  
PLUS a GARAGE SUITE!!! Stainless Steel  
Appliances Included. Front and back  
Landscaping Included. Over 3,920 SF of  
Living Space. Main and 2nd floor 2,296 SF+ =  
2 Primary Bedrooms; one on Main Floor; one  
on 2nd floor + ensuites + walk-in closets.  
BALCONY AND DECK overlooking the  
RAVINE! 2 additional bedrooms + den +  
Bonus Rm + mudroom + porch. Legal  
Basement Suite 977 SF 2 Large Bedrooms;  
Garage Suite 2 Bedroom is 647 SF. Enormous  
potential set in a picturesque private area  
across from Whitemud Creek  
Ravine/Environmental Reserve with pathways.  
High-end finishings. Each unit has its own  
laundry. Walking distance to K-9 school.  
Shopping, recreation, transit plus easy access  
to all arterial roads



Built in 2024

### Essential Information

MLS® #

E4461085

|                |                        |
|----------------|------------------------|
| Price          | \$939,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 2,296                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6115 Crawford Drive |
| Area        | Edmonton            |
| Subdivision | Chappelle Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4L8             |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                             |
| Parking        | Double Garage Detached, Insulated, Over Sized, Rear Drive Access                                                                              |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | See Remarks, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                             |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Fiber Cement, Stone, Hardie Board Siding

Exterior Features      Airport Nearby, Environmental Reserve, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Fiber Cement, Stone, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                October 3rd, 2025

Days on Market        26

Zoning                        Zone 55

HOA Fees Freq.        Annually

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Listing information last updated on October 29th, 2025 at 12:02am MDT