

# \$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 Suite	Yes
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	125
Zoning	Zone 55

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