# \$579,800 - 6627 Crawford Ld, Edmonton

MLS® #E4426262

## \$579,800

3 Bedroom, 2.50 Bathroom, 1,829 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Nestled in the sought-after Chappelle community, tour this beautiful 3-bedroom home with a bonus room by Klair Custom Homes. This 1700+ sq ft home features a beautifully landscaped, extended yard that is half-fenced with a cedar deck and glass railing. High-quality finishes include Hardie siding, an aggregate driveway, quartz countertops, undermount sinks, framed mirrors, soft-close cabinetry, pot lights, California knockdown ceilings, custom drywall corners, and NO CARPET! The kitchen boasts a gas range with stainless steel appliances. Explore an open-concept main floor featuring a custom electric fireplace and A/C throughout, ensuring year-round comfort. The upper level includes the master suite, a bonus room, laundry room, and two additional bedrooms; each with walk-in closets. Conveniently located near a nature reserve, pond, and path system, this home checks all of your boxes!

Built in 2023

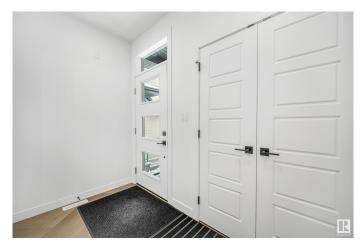
#### **Essential Information**

MLS® # E4426262 Price \$579,800

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,829 Acres 0.00 Year Built 2023

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 6627 Crawford Ld

Area Edmonton

Subdivision Chappelle Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4L5

#### **Amenities**

Amenities Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas,

No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup,

Natural Gas Stove Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Airport Nearby, Environmental Reserve, Golf Nearby, Landscaped, No

Back Lane, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 46

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 May 3rd, 2025 at 1:17am MDT