

## \$899,500 - 6704 Crawford Way, Edmonton

MLS® #E4439125

**\$899,500**

3 Bedroom, 3.00 Bathroom, 2,612 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Large executive property brought to you by Mill Street homes in very desirable Chapelle! 1st home buyers take advantage newly announced GST rebate program - "The 1st time home buyer GST Rebate program would allow an individual to recover up to \$50,000 of the GST". Beautiful north exposure directly overlooking pond and green space with 2 decks to enjoy the view! Oversized 24' wide garage, 3 bedrooms upstairs! Gorgeous open plan, perfect for entertaining large or intimate gatherings!! Other features include wide plank engineered hardwood floors, chef's kitchen with upgraded appliance package and massive quartz island, oversized 72" gas f/p, wet bar, banquette coffee station. Luxurious primary suite with spa ensuite and large walk in closet. Private flex room off the front entrance makes for a beautiful and bright home office or potential 4th bedroom above grade. Side entrance allows for potential future suite in basement! This home is waiting for occupancy in mid July!! Pictures taken May 29.25!

Built in 2025

### Essential Information

MLS® # E4439125

Price \$899,500



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,612
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6704 Crawford Way
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 19

Zoning Zone 55

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Listing information last updated on June 17th, 2025 at 5:17pm MDT