

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

MLS® #E4449446

**\$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 Chappelle! Beautiful north exposure directly overlooking pond and green space with 2 decks to enjoy the view 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". ! 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 August 2025!!

Built in 2025

### Essential Information

MLS® # E4449446

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 July 24th, 2025

Days on Market 82

Zoning Zone 55

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Listing information last updated on October 14th, 2025 at 10:47am MDT