

# **\$794,000 - 6634 Crawford Landing Landing, Edmonton**

MLS® #E4423803

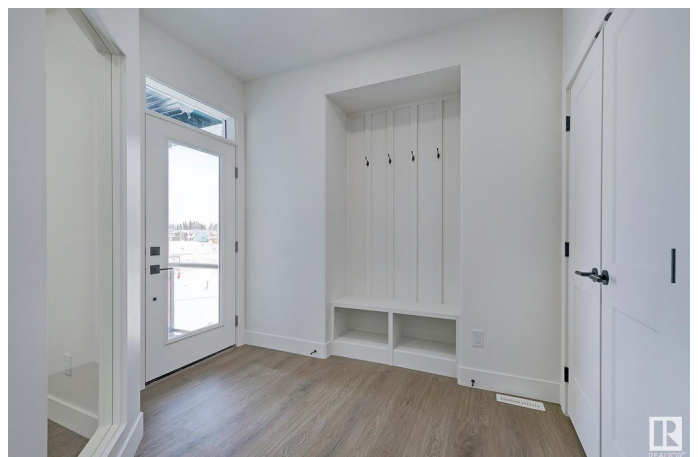
**\$794,000**

3 Bedroom, 2.50 Bathroom, 2,300 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Klair Custom Homes invites you to live in the beautiful nature inspired niche of Crawford Landing! This 2300 SQFT WALKOUT offers SPICE KITCHEN, main floor OFFICE, OPEN TO ABOVE, FIREPLACE, BUILT IN APPLIANCES, BONUS RM, UPPER LEVEL LAUNDRY, UPPER LEVEL TECH SPACE & more! The inviting entrance leads you pass the perfect main flr DEN & into your huge living room with an Open to Below VAULT anchored by an inviting fireplace and custom feature wall. The kitchen includes cook top in addition to the butlers/spice kitchen for all things entertaining. Mudroom, foyer, custom accents, ceiling details & touches complete this level. Upstairs welcomes you with a versatile BONUS ROOM & 3 full bedrooms, EACH WITH ITS OWN WALK IN CLOSET. Views of old growth trees adorn the windows inviting you to the adjacent path and trails leading to the untouched serenity of the nearby environmental reserve and pond system. Aggregate, Hardie Board Siding, WALK OUT BASEMENT, surrounded by open and untouched nature! Welcome Home!



Built in 2025

## **Essential Information**

MLS® # E4423803

Price \$794,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,300                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 6634 Crawford Landing Landing |
| Area        | Edmonton                      |
| Subdivision | Chappelle Area                |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 4L5                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, 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, Hardie Board Siding

Exterior Features      Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof                              Asphalt Shingles

Construction              Wood, Hardie Board Siding

Foundation                 Concrete Perimeter

**Additional Information**

Date Listed                  March 4th, 2025

Days on Market            59

Zoning                         Zone 55

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Listing information last updated on May 2nd, 2025 at 2:02pm MDT