

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# \$1,349,000 - 6 6090 Crawford Drive, Edmonton

MLS® #E4442696

**\$1,349,000**

3 Bedroom, 2.50 Bathroom, 3,091 sqft

Condo / Townhouse on 0.00 Acres

Chappelle Area, Edmonton, AB

WELCOME TO "THE COVE", A COVETED AND SECLUDED 7 HOME ESTATE PROJECT THAT IS SECURE, PRIVATE AND SURROUNDED BY NATURE! Tucked into the coveted SW neighbourhood that offers a quick 15 min commute to the airport, all major amenities and that "lock up and leave" lifestyle. 5 of the 7 homes are currently under construction - all homes are created by Edmontons best architectural firm, Design Two Group, with one of Edmonton's best builders, Platinum Living Homes, along with the innovative developer, Suil Management. Every home fuses a West Coast inspired feel and oversized windows to take in all the beauty of the ravine and green space that every single home offers. This 3100 sqft 2 storey offer an oversized 3 car garage, 3beds plus bonus room. A unique and functional main floor plan is flooded with natural light. These homes offer so much in way of privacy, security, nature and all amenities. Come check this home out today!

Built in 2024

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4442696    |
| Price    | \$1,349,000 |
| Bedrooms | 3           |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 3,091                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 6090 Crawford Drive |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1A6               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                      |
| Parking        | Triple Garage Attached                                                                 |
| Is Waterfront  | Yes                                                                                    |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Insert                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Stucco                                                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Creek, Flat Site, Gated Community, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                         |
| Construction      | Wood, Fiber Cement, Stone, Stucco                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 55         |
| Condo Fee      | \$275           |

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 August 10th, 2025 at 1:47pm MDT