

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# **\$1,379,000 - 6090 Crawford Drive, Edmonton**

MLS® #E4440982

**\$1,379,000**

3 Bedroom, 2.50 Bathroom, 3,150 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 PRIVATE, SECURE 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. 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. Each unique home offers minimum 2900 sqft above grade, snow removal, grass cutting, 3 car garages (room for multiple car lifts) and unique floor plans. The street scape these homes create, coupled with the views each home will have will bring out the best of what the Edmonton Real Estate has to offer. Your chance to get in early - do not miss out!

Built in 2024

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4440982    |
| Price  | \$1,379,000 |





|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 3,150                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 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        | Tandem, Triple Garage Attached   |

### 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 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 55        |
| Condo Fee      | \$275          |

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Listing information last updated on June 16th, 2025 at 6:02am MDT