

# **\$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          57

Zoning                        Zone 55

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