



6633 Crawford Landing Edmonton AB

\$624,000

Location, Location, Location & LEGAL BSMT SUITE! Introducing a meticulously designed 1940 sq.ft. brand new duplex in Chappelle by renowned KLAIR CUSTOM HOMES embodying comfort, elegance & modern living surrounded by greenery w Environmental Reserve & Ponds. Enjoy upgraded CEMENT HARDIE BOARD siding, EXPOSED AGGREGATE driveway, CEDAR deck w glass railing. Inside you will find custom cabinetry, quartz countertops & HRV system. Main floor also features built-in electric fireplace, walk-thru pantry(w space for extra freezer) & tech space. Upstairs 3 bedrooms, 2 baths & spacious bonus room. Main & 2nd floor with 9' CEILINGS. Flooring includes luxury vinyl plank, carpet, & tile. Finished 1 bedroom BSMT SUITE with separate entrance, kitchen w island, living area & separate laundry to help with potential income. Insulated double car garage w myQ app. Full Landscaping, S/S Appliances, Spindle railing, & Legal Basement Suite, this house has it all. Mins from K9 school, shopping, easy access to highways & much more!

Listing Presented By:



Originally Listed by:
Century 21 Signature Realty

asbrealestate@yahoo.com



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net