

# \$779,900 - 6630 Crawford Landing Landing, Edmonton

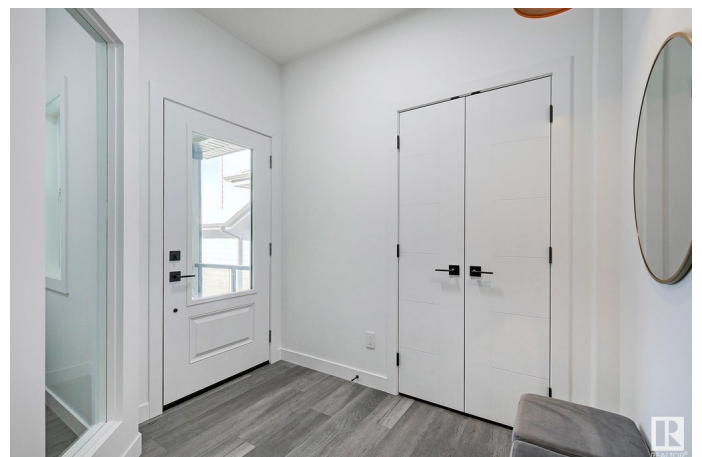
MLS® #E4420065

**\$779,900**

4 Bedroom, 3.50 Bathroom, 2,068 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

If looking for MAGICAL, look no further! This almost 2070 sqft completely finished WALKOUT home BACKING THE TRAILS& GREEN SPACE with NW FACING BACKYARD will leave you breathless! KLAIR CUSTOM HOMES continues to offer value through quality & upgrades that are second to none! This 2 story plan offers INCLUDED APPLIANCES (upgraded gas range), gas fireplace, walk through pantry (with room for a upright freezer/fridge), MAIN FLR OFFICE & upper level BONUS RM! Upper level laundry & FULLY FINISHED BASEMENT WITH WET BAR. All this and an additional (4TH) basement bedroom & 3rd FULL bathroom! Gas hook up for BBQ, WALK IN CLOSETS IN ALL UPPER LEVEL BDRMS, custom built in's, aggregate concrete, cement hardie board exterior all on a no thru road! AB New Home Warranty & all the builder systems and processes in place to offer seamless ownership over time! Builder offers \$2500 credit toward backyard/landscaping improvements! RPR with compliance & double attached garage! Close to all things convenient. Make it yours!



Built in 2024

## Essential Information

MLS® # E4420065

Price	\$779,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,068
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6630 Crawford Landing Landing
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4L5

### **Amenities**

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 30th, 2025
Days on Market	69
Zoning	Zone 55

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Listing information last updated on April 9th, 2025 at 7:32am MDT