

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# **\$1,439,000 - 5 6090 Crawford Drive, Edmonton**

MLS® #E4418742

**\$1,439,000**

4 Bedroom, 2.50 Bathroom, 3,127 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. 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. Each unique home offers minimum 2900 sqft above grade, snow removal, grass cutting, 3 car garages 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® # E4418742

Price \$1,439,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,127
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

### Community Information

Address	5 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	January 21st, 2025
Days on Market	89
Zoning	Zone 55
HOA Fees	120
HOA Fees Freq.	Annually
Condo Fee	\$275

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