

\$449,900 - 1707 Cunningham Way, Edmonton

MLS® #E4439456

\$449,900

2 Bedroom, 2.50 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to CALLAGHAN and this luxurious 1578sqft HALF DUPLEX with DOUBLE attached garage. Warm and inviting foyer lead you to an open concept kitchen, dining and great room all with hardwood flooring. Kitchen features granite countertops, stainless steel appliances, modern backsplash, corner pantry and large island. Dining room is spacious and overlooks the beautiful yard. Great room with gas fireplace will keep the chill off. 2 piece bath and large mudroom with built in cabinets complete this level. Upper level bonus/flex room is and added feature that is sure to impress. 2 large EXECUTIVE suites with 4 piece ensuites and walk in closets. Upper level laundry makes laundry day easy. Basement is unfinished yet waiting for your design. Central A/C makes it cool in the summer while you enjoy the beauty of the backyard. Fenced and perfectly manicured SOUTH backyard park like oasis setting. This home shows pride of ownership! Added bonus this is not a condo so NO condo fees!!!

Built in 2011

Essential Information

MLS® # E4439456

Price \$449,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1707 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W4

Amenities

Amenities	Air Conditioner, Deck, Gazebo, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features Fenced, Golf Nearby, La
Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter



School Information

Elementary Dr Lila Fahlman K-9

Middle Johnny Bright

High Dr Anne Anderson

Additional Information

Date Listed May 30th, 2025

Days on Market 9

Zoning Zone 55

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