

## \$665,000 - 1552 Cunningham Cape, Edmonton

MLS® #E4447176

**\$665,000**

3 Bedroom, 2.50 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautifully crafted single-family home in the community of Callaghan. Built by White Eagle Homes, this residence offers 3 bedrooms, 2.1 bathrooms, a generous bonus room & an oversized double attached garage with a floor drain. The attention to detail is evident throughout—from intricate crown molding and triple-pane windows to exquisite Gemstone granite countertops in every space. The main floor features elegant tile & hardwood flooring, a cozy natural gas fireplace in the living room, & convenient main floor laundry. Upstairs, you'll find durable vinyl plank flooring that complements the thoughtful layout. Designed for year-round comfort and luxury, the home boasts a 3-zone heating and air conditioning system, tankless hot water tank (2025), & in-floor heating in the main level, basement, & garage. Riobel faucets add a touch of modern sophistication, while the stamped concrete driveway & rear pad enhance curb appeal & outdoor functionality. This home is a perfect blend of style & comfort!!

Built in 2014

### Essential Information

MLS® # E4447176

Price \$665,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,406                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1552 Cunningham Cape |
| Area        | Edmonton             |
| Subdivision | Callaghan            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0Y3              |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Wall Mount                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                     |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | DR. LILA FAHLMAN SCHOOL  |
| Middle     | DR. LILA FAHLMAN SCHOOL  |
| High       | DR. ANNE ANDERSON SCHOOL |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 55         |

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Listing information last updated on August 5th, 2025 at 3:33pm MDT