

\$449,900 - 1684 Cunningham Way, Edmonton

MLS® #E4447941

\$449,900

3 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This 2 storey half-duplex is in immaculate condition and ready to move. This property offers 3 bedrooms & 2.5 bathrooms. Kitchen boasts granite countertops, upgraded backsplash, stainless steel appliances, flush eating bar and walk-in pantry. Adjacent dining area provides access via the sliding doors to the fully fenced back yard & 2 tiered deck. Living room features a gas fireplace with mantel and stone. Also on the main level is: convenient 2-piece bathroom, storage, mud room & access to the double attached garage. The upper level has a huge master bed with walk-in closet & large 3-piece ensuite. Also on the upper level you'll find 2 more good size bedrooms, flex area, laundry room with closet and 4-piece bathroom. The window treatments in the home are Hunter Douglas; double honeycomb style. Other highlights include: rough-in for built-in vacuum, modern neutral color scheme thru out. Bus stop is in one minute to walk, children's park minutes walking distance and closed to K-9 school and High school.

Built in 2012

Essential Information

MLS® # E4447941

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1684 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W5

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	21
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 5:32am MDT