

## **\$659,900 - 1504 Cunningham Cape, Edmonton**

MLS® #E4425891

**\$659,900**

3 Bedroom, 2.50 Bathroom, 2,411 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to Callaghan! This IMMACULATELY maintained 2-storey home boasts an open concept main floor perfect for families/entertaining. Upon entry you are greeted w/a large foyer which flows into the open concept family/kitchen/dining rooms. You will love the professional S.S appliances, cozy gas fireplace w/ stylish built-ins, coffered ceilings & the natural light that pours into these spaces. Main floor is complete with a powder room & mudroom w. garage access. Upstairs you'll find a huge bonus room- perfect for movie nights. The primary bedroom is equipped w/ a spa-like ensuite incld jacuzzi tub & glass shower, 2 sinks & massive walk-in closet. Two add'l beds, full 4pc bath & UPSTAIRS LAUNDRY complete upstairs. Basement is awaiting your finishing touches. Sunny SW backyard has deck & concrete pad! Oversized double attached garage & HUGE OVERSIZED DRIVEWAY is perfect for extra storage. Excellent access to Anthony Henday, HWY 2 & walking distance to Superstore, Starbucks & more! Welcome home!

Built in 2012

### **Essential Information**

MLS® # E4425891

Price \$659,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,411
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1504 Cunningham Cape
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features    Corner Lot, Flat Site  
Roof                    Asphalt Shingles  
Construction        Wood, Stone, Vinyl  
Foundation          Concrete Perimeter



**School Information**

Elementary            Dr. Lila Fahlman  
Middle                 Dr. Lila Fahlman  
High                    Dr. Anne Anderson School

**Additional Information**

Date Listed            March 14th, 2025  
Days on Market       35  
Zoning                  Zone 55

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