# \$869,999 - 2008 Collip Crescent, Edmonton

MLS® #E4444094

#### \$869.999

4 Bedroom, 4.00 Bathroom, 2,722 sqft Single Family on 0.00 Acres

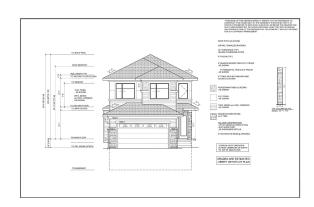
Cavanagh, Edmonton, AB

Your dream home is almost here â€" and it's a showstopper! Welcome to 2008 Collip Crescent SW, a striking 2,722 sq. ft. new build by ABS Edmonton Homes Ltd., set for completion this early fall in the sought-after community of Cavanagh. Perfectly located in Southwest Edmonton, this home is just steps from scenic ravine trails, offering the best of outdoor living without giving up city convenience. Inside, prepare to be wowed by the soaring open-to-above family room, a main floor den, and a spice kitchen that makes entertaining or multi-generational living effortless. Upstairs, you'll find 4 generously sized bedrooms, including 2 with private ensuites and walk-in closets, plus a walk-in laundry room and 4 bathrooms in total â€" room for everyone to live comfortably and in style. Add in a separate side entrance for future suite potential, and you've got the full package. This home blends smart design, luxurious finishes, and unbeatable location â€" don't miss your chance to own a brand-new home in Cavanagh!

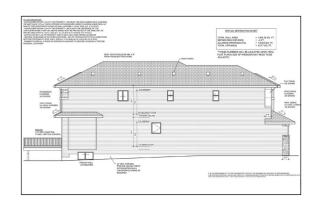


## **Essential Information**

MLS® # E4444094 Price \$869,999







Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,722

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2008 Collip Crescent

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4S5

#### **Amenities**

Amenities Hot Water Natural Gas, See Remarks

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Creek, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 24th, 2025

Days on Market 77

Zoning Zone 55

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Listing information last updated on September 9th, 2025 at 6:47pm MDT