

# \$844,999 - 2008 Collip Crescent, Edmonton

MLS® #E4463263

**\$844,999**

4 Bedroom, 4.00 Bathroom, 2,723 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this custom-built 5 bedroom two-storey home by ABS Edmonton Homes LTD., located in the family-friendly community of Cavanagh. Thoughtfully designed for modern living, this home features 4 spacious bedrooms upstairs plus a convenient main floor bedroom – ideal for guests, multi-generational living, or a home office. The main floor offers an open-concept layout with high-end finishes and a seamless flow for entertaining. A separate side entrance provides future potential for a legal suite. Enjoy being just steps from walking trails, parks, and quick access to major roadways, putting South Edmonton amenities within easy reach. A perfect opportunity to own a quality-built custom home in a prime location.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463263  |
| Price          | \$844,999 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,723     |
| 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    | October 23rd, 2025 |
| Days on Market | 6                  |
| 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 October 29th, 2025 at 2:32pm MDT