

## \$639,990 - 1257 Cunningham Drive, Edmonton

MLS® #E4463358

**\$639,990**

4 Bedroom, 3.50 Bathroom, 2,313 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this IMMACULATE and WELL APPOINTED 2-storey home perfectly located in a quiet crescent of a desirable family neighbourhood. Bright, spacious & open plan featuring a total of 3240 sq.ft. well designed living space. Gorgeous kitchen w/upgraded maple cabinetry & soft closing drawers, large island, granite counter top, walk through pantry, upgraded appliances & spacious dining nook w/ garden door to the deck. A large living room w/gas fireplace & view of rear yard. Upper floor has a huge bonus room, 2 large bedrooms, the primary bedroom has a spa like 5 pcs ensuite & walk in closet. Professionl finished basement has a huge rec room, large bedroom, full bath & a large storage room. Other features include new floorings ( carpet & hardwood), Paint, baseboard, chimney hood fan, garden & pantry door, 9 ft. ceiling, main floor den & laundry, two plum trees & garden planter boxes in back yard and more. Perfect family home with easy access to all amenities.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463358  |
| Price     | \$639,990 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,313                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1257 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R6               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke       |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 55            |

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Listing information last updated on October 29th, 2025 at 5:02am MDT