

\$775,000 - N/A, Edmonton

MLS® #E4464395

\$775,000

4 Bedroom, 4.00 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

LARGE Homes by Avi 2 Storey, tucked into a QUIET CUL-DE-SAC; located on a HUGE PIE LOT in Callaghan. Enjoy your morning coffee on the COVERED VERANDA! Off the TILED entry is a bedroom/den w/access to a full bath. Entertain in the living room w/a view of the rear yard, complete w/a THREE-SIDED FIREPLACE connected to the ample dining room, perfect for a family meal. Cook in the ISLAND kitchen w/ STONE COUNTERS, high-end cabinetry, walk-through pantry & STAINLESS appliances. Upper floor has VAULTED CEILINGS, bonus room, a SEPERATE LAUNDRY room, & 2 PRIMARY BEDROOMS each w/an ensuite; the larger features a 2 WAY FIREPLACE, walk-in closet, & a SPA LIKE five-piece bath. Enjoy the partially finished basement, it has a GENEROUS bedroom, full bath, & some open space to develop. Additional features include CHILLY A/C, WATER SOFTENER, in-ground SPRINKLERS, & RARE 150 amp electrical service! Park in the DOUBLE ATTACHED GARAGE. Play in a MASSIVE, fully fenced yard w/a DECK, PRIVACY fence, FIREPIT & more, see it now!

Built in 2010

Essential Information

MLS® #

E4464395



Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,594
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R4

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
Zoning	Zone 55

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