

## \$449,900 - 1684 Cunningham Way, Edmonton

MLS® #E4447941

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This 2 storey half-duplex is in immaculate condition and ready to move. This property offers 3 bedrooms & 2.5 bathrooms. Kitchen boasts granite countertops, upgraded backsplash, stainless steel appliances, flush eating bar and walk-in pantry. Adjacent dining area provides access via the sliding doors to the fully fenced back yard & 2 tiered deck. Living room features a gas fireplace with mantel and stone. Also on the main level is: convenient 2-piece bathroom, storage, mud room & access to the double attached garage. The upper level has a huge master bed with walk-in closet & large 3-piece ensuite. Also on the upper level you'll find 2 more good size bedrooms, flex area, laundry room with closet and 4-piece bathroom. The window treatments in the home are Hunter Douglas; double honeycomb style. Other highlights include: rough-in for built-in vacuum, modern neutral color scheme thru out. Bus stop is in one minute to walk, children's park minutes walking distance and closed to K-9 school and High school.

Built in 2012

### Essential Information

MLS® # E4447941

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,456         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1684 Cunningham Way |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0W5             |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                               |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 55         |

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Listing information last updated on August 4th, 2025 at 10:32pm MDT