

## \$435,000 - 2259 Casey Crescent, Edmonton

MLS® #E4456064

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

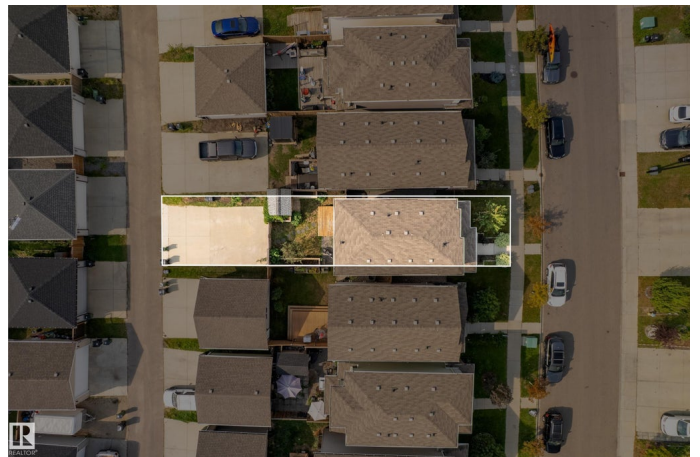
Welcome to this charming 2-storey home in the family-friendly community of Cavanagh. Offering over 1,300 sq ft of comfortable living space, this 4-bedroom, 3.5-bathroom home is designed with both function and style in mind. Step inside to a welcoming foyer that leads into the bright living room, seamlessly connected to the kitchen and dining area perfect for family gatherings or entertaining friends. A convenient mudroom and 2-piece bathroom complete the main floor. Upstairs, you'll find the spacious primary bedroom with a 4-piece ensuite, along with two additional guest bedrooms and another full 4-piece bath. The fully finished basement extends your living space with a large bedroom featuring its own 4-piece ensuite, and a laundry room. Enjoy summer comfort with central A/C, and relax in your fully fenced backyard with a large parking pad that offers plenty of space for vehicles or a future garage. Close to schools, shopping, parks, and all amenities, this home combines comfort and convenience.

Built in 2015

### Essential Information

MLS® # E4456064

Price \$435,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,307                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2259 Casey Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M8             |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors<br>Smoke |
| Parking   | Parking Pad Cement/Paved                                                         |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,<br>Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby,<br>Public Swimming Pool, Public Transportation, Schools |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 55             |

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Listing information last updated on September 17th, 2025 at 5:32am MDT