

## \$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 | 2                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 3rd, 2025 at 1:47am MST