

## \$550,000 - 2533 Cole Crescent, Edmonton

MLS® #E4436858

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to CALLAGHAN! This beautiful and well maintained 2 storey house features an open-concept main floor that flows seamlessly from the bright living room to the kitchen and spacious dining area—perfect for entertaining. Enjoy stainless steel appliances, new flooring, and the fireplace. Main floor is complete with a powder room & garage access. Upstairs offers the primary bedroom with walk-in closet and an ensuite, plus two large, well lit bedrooms, and 4 pc bathroom. The whole house is freshly painted. Enjoy summer days on the large deck with gas hook-up overlooking the generous backyard. With ease and convenience of being located on the Southwest, this home has easy access to the Airport, Schools, Shops, walking trails, and parks. Move in ready. Welcome home!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436858  |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,495     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2533 Cole Crescent |
| Area        | Edmonton           |
| Subdivision | Callaghan          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2A3            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Attached, Front Drive Access          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 21             |

## Zoning

## Zone 55

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Listing information last updated on June 6th, 2025 at 4:17pm MDT