

## **\$449,900 - 1707 Cunningham Way, Edmonton**

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MLS® #E4439456

**\$449,900**

2 Bedroom, 2.50 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

OUTSTANDING luxurious 1578sqft HALF DUPLEX with DOUBLE attached garage and BONUS room. Warm and inviting foyer lead you to an open concept kitchen, dining and great room all with hardwood flooring. Kitchen features granite countertops, stainless steel appliances, modern backsplash, corner pantry and large island. Dining room is spacious and overlooks the beautiful yard. Great room with gas fireplace will keep the chill off. 2 piece bath and large mudroom with built in cabinets complete this level. Upper level bonus/flex room is an added feature that is sure to impress. 2 large EXECUTIVE suites with 4 piece ensuite and walk in closets. Upper level laundry makes laundry day easy. Basement is unfinished yet waiting for your design. Central A/C makes it cool in the summer while you enjoy the beauty of the backyard. Fenced and perfectly manicured SOUTH backyard park like oasis setting. This home shows pride of ownership! Great value in Callaghan, close to schools, parks and walking trails.

Built in 2011

### **Essential Information**

MLS® # E4439456

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,579         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1707 Cunningham Way |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0W4             |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Air Conditioner, Deck, Gazebo, Vinyl Windows |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                  |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaping, Transportation, Schools, Shopping |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |



**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Dr Lila Fahlman K-9 |
| Middle     | Johnny Bright       |
| High       | Dr Anne Anderson    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 55        |

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Listing information last updated on June 16th, 2025 at 4:32pm MDT