

## \$529,000 - 2533 Cole Crescent, Edmonton

MLS® #E4444733

**\$529,000**

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 home features an open-concept main floor that flows seamlessly from the bright living room to the kitchen and spacious dining area—perfect for entertaining. Main floor is complete with new flooring, fireplace, 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. 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® #	E4444733
Price	\$529,000
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, Front Porch
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Direct Vent
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 June 27th, 2025

Days on Market 56

Zoning Zone 55

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Listing information last updated on August 22nd, 2025 at 3:18pm MDT