

## \$784,900 - 194 Cavanagh Common, Edmonton

MLS® #E4446747

**\$784,900**

5 Bedroom, 3.00 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

REGULAR LOT! Perfect Home in the desirable community of CAVANAGH backing on to RAVINE with Spice Kitchen featuring 2500 sq ft of living space with 5 bedrooms and 3 bathrooms. Home features an open-to-above foyer, a spacious living room with large windows and an electric fireplace, and a bright kitchen with huge quartz WATERFALL countertops. The main floor also includes a bedroom, a large dining nook, spice kitchen, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 3 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall. All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks. **MUST SEE!!**

Built in 2024

### Essential Information

MLS® # E4446747

Price \$784,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,502                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 194 Cavanagh Common |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4H4             |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fenced, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Dr. Lila Fahlman  |
| Middle     | Dr. Lila Fahlman  |
| High       | Dr. Anne Anderson |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 55        |

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Listing information last updated on August 5th, 2025 at 1:02pm MDT