

## **\$459,900 - 1684 Cunningham Way, Edmonton**

MLS® #E4436077

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This 2 storey half-duplex is in immaculate condition and ready to move. This property offers 3 bedrooms & 2.5 bathrooms. Kitchen boasts granite countertops, upgraded backsplash, stainless steel appliances, flush eating bar and walk-in pantry. Adjacent dining area provides access via the sliding doors to the fully fenced back yard & 2 tiered deck. Living room features a gas fireplace with mantel and stone. Also on the main level is: convenient 2-piece bathroom, storage, mud room & access to the double attached garage. The upper level has a huge master bed with walk-in closet & large 3-piece ensuite. Also on the upper level you'll find 2 more good size bedrooms, flex area, laundry room with closet and 4-piece bathroom. The window treatments in the home are Hunter Douglas; double honeycomb style. Other highlights include: rough-in for built-in vacuum, modern neutral color scheme thru out. Bus stop is in one minute to walk, children's park minutes walking distance and closed to K-9 school and High school.

Built in 2012

### **Essential Information**

MLS® # E4436077

Price \$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1684 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	35
Zoning	Zone 55

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