

## \$400,000 - 1319 Cunningham Drive, Edmonton

MLS® #E4450268

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This well-maintained and squeaky clean home is move-in ready! The open concept main floor has hardwood floors, stainless steel appliances, a kitchen island with seating space, and a convenient 2p bath. The dining area has patio doors which lead out to a rear deck, the perfect spot for outdoor entertaining. Upstairs there are TWO king-sized bedrooms, both with walk-in closets and one has an ensuite with a large shower. The partially finished basement has the laundry area, lots of storage space, room for development and a rough-in for another bathroom. The fully-fenced sunny back yard is a great space for kids or pets to play. With several green spaces nearby, this is a fantastic community to call home!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450268  |
| Price          | \$400,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,234     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2010          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1319 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                            |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Fenced, No Back Lane |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |

Zoning

Zone 55

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Listing information last updated on August 2nd, 2025 at 8:02pm MDT