

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

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 16  
Zoning Zone 55



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