

## \$424,999 - 2302 Casey Crescent, Edmonton

MLS® #E4454921

**\$424,999**

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover a stylish 3-bedroom, 2.5-bathroom home in the highly desirable community of Cavanagh, offering over 1,400 sq. ft. of modern living space. With 9-foot ceilings on every floor, this home feels spacious, bright, and welcoming from the moment you step inside. The open-concept main level combines a sleek kitchen, sun-filled living room, and dining area that's ideal for both entertaining and everyday family life. Upstairs, a versatile bonus room adds extra space for work or play, while the primary suite features a private ensuite and walk-in closet for a true retreat. Two additional bedrooms provide comfort for family or guests. The unfinished basement gives you endless options to create your dream space. Outside, enjoy a backyard that backs onto green space with no rear neighbours, just privacy and open views. Located near schools, parks, shopping, with quick Henday access and minutes from the airport, this home connects convenience with comfort in one perfect package.

Built in 2016

### Essential Information

MLS® # E4454921

Price \$424,999

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,485         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2302 Casey Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M8             |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Single Garage Attached                                                                                                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplaces        | See Remarks                                                      |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 54                |
| Zoning         | Zone 55           |

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