

## \$574,888 - 2722 Collins Crescent, Edmonton

MLS® #E4458687

### \$574,888

3 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

1300 Sq Ft, 3 bdrm bung (2 Bed up + , 1 Bed Down), 2.5 Baths, F/F Bsmt. Built in 2018 and upgraded throughout - a perfect blend of luxury, functionality & low-maintenance living. Step inside to find a warm and stylish interior featuring dark accent walls, modern light fixtures, & a beautiful kitchen w/ gas stove, perfect for the at-home chef. The open-concept main floor includes 2 bdrms & the F/F Bsmt w/ one bedroom and full bath. TONS of storage. Outside is where this home truly shines. The West facing 28 ft x 20 ft two-tier StoneTile deck is an entertainer's dream complete with a gas line to firepit, BBQ gas line, and serene pond views. With deck piles sunk 8 ft deep into the sloped lot, this outdoor space is both secure and striking. The landscaped yard features decorative rock and no grass, making it almost maintenance-free. Even the front yard boasts premium artificial turf, ensuring year-round curb appeal with little effort. Heated garage w/ 220V outlet, floor drain & 8ft overhead door.

Built in 2018

### Essential Information

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Price \$574,888

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,306                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2722 Collins Crescent |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3X4               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Attached, Heated       |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 20th, 2025 at 2:47am MDT