

## \$590,000 - 637 Cantor Landing, Edmonton

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MLS® #E4434200

**\$590,000**

4 Bedroom, 2.50 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Luxury bungalow villa in a quiet South Edmonton community—and it isn't a condo! Perfect for downsizers seeking simplicity without compromise. 637 Cantor Landing features a charming front veranda, front office (or convert to a 4th bedroom), and heated double attached garage. Inside, enjoy hardwood floors and a bright open-concept living area with tall windows and wide patio doors to the composite deck and yard. The entertainer's™ kitchen boasts a massive granite island, stainless steel appliances, pantry, and open views to the dining/living area. The spacious main floor primary has a walk-in closet and 5pc spa-like ensuite. Convenience continues with main floor laundry. The fully finished basement offers a large rec room with gas fireplace and wet bar, two more bedrooms, full bath, and ample storage. Extras include A/C, underground sprinklers, and low maintenance living—no mowing or shoveling ever again!



Built in 2012

### Essential Information

MLS® #	E4434200
Price	\$590,000
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	637 Cantor Landing
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1S4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

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

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Monthly

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