# **\$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 fover 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 and added feature that is sure to impress. 2 large EXECUTIVE suites with 4 piece ensuites 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, La

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Dr Lila Fahlman K-9

Middle Johnny Bright

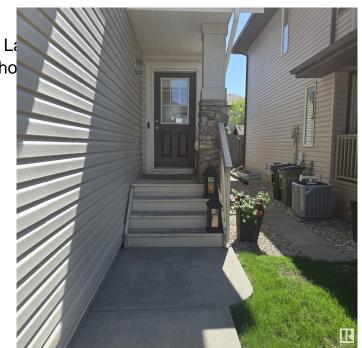
High Dr Anne Anderson

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 21

Zoning Zone 55



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 8:02pm MDT