



1696 CUNNINGHAM Way Edmonton AB

\$469,888

This meticulously maintained home has over 2,100sqft of developed living space! Located in the desirable neighborhood of Callaghan it is close to ample schools & shopping. This home backs onto a beautiful paved walking path & you are a brief walk to two amazing greenspaces, including gorgeous Callaghan Park which has a toddler park, big kid park, tobogganing hill & spray park! NEW furnace & A/C installed in 2024! Durable vinyl plank flooring installed on all levels in 2023! Fully painted (2023)! This main floor is bright & open, there is a big island, a walk-in pantry & cozy gas fireplace! Upstairs the Primary bedroom is huge, it has a 4pc ensuite & walk-in closet. There is also a loft- great for an office space! PERK: Upper laundry! The basement is ideal for family time or the dream rec room! You'll enjoy the sauna & bathroom w/ DEEP soaker jetted tub! The backyard is very large & fenced for the kiddos or pets! Only 12min to YEG airport, 6min to Heritage Valley transit center & 6min to the Henday! WOW!

Listing Presented By:



Originally Listed by:

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