



## Edmonton Alberta

\$689,900

Welcome to Cavanagh, Edmonton's one of the most popular communities. This meticulously maintained turnkey house is situated on REGULAR LOT with almost \$20k in upgrades boasting over 2000 sq ft of luxury living. Situated in a quite cul-de-sac, the main floor features open concept with coffered ceiling, a bedroom, half bath, modern upgraded kitchen with cabinets to the ceiling, and durable vinyl flooring throughout the main and second levels. Upstairs offers 2 good sized bedrooms, convenient laundry, and a stunning primary retreat with vaulted ceilings, feature wall with fireplace and 5-pc ensuite. Legal 2-bed basement suite is already rented for \$1,300/month + 35% utilities provides excellent mortgage help. Enjoy a large backyard & double attached garage. Located near walking trails, Costco, South Edmonton Common, Queen Elizabeth II Highway, and Edmonton International Airport, plus a future school opening in 2027. This home is also equipped with central A/C for hot summer days. Make this home yours today! (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.