

\$449,900 - 1707 Cunningham Way, Edmonton

MLS® #E4439456

\$449,900

2 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

OUTSTANDING luxury 1631sqft HALF DUPLEX with DOUBLE attached garage and BONUS/FLEX room. Warm and inviting foyer lead you to an open concept kitchen, dining and great room with hardwood flooring. Kitchen has 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 ensuite 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 is a park-like oasis setting. This home shows pride of ownership! Close proximity to schools, parks, walking trails, HWY 2, Henday and airport!

Built in 2011

Essential Information

MLS® # E4439456

Price \$449,900



| | |
|----------------|---------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,632 |
| 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, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| 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 | 37 |
| Zoning | Zone 55 |

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Listing information last updated on July 6th, 2025 at 4:32am MDT