

## \$445,000 - 22 1910 Collip View, Edmonton

MLS® #E4437190

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,467 sqft

Condo / Townhouse on 0.00 Acres

Cavanagh, Edmonton, AB

Rare opportunity in an unbeatable location at the Banks of Cavanagh! This immaculate townhome backs directly onto the serene Blackmud Creek ravine, with walking trails just steps from your front door. Move in ready with immediate possession. This home features modern finishes, a functional layout, and stylish design throughout. Offering 3 bedrooms, including a primary suite with a generous walk-in closet and a private ensuite bath. This home has room to grow with an unfinished basement ready for your personal touch. Enjoy outdoor living on the deck off the kitchen, complete with stairs that lead to the peaceful natural surroundings. A double attached garage adds convenience to this must see property. Don't miss your chance to own this exceptional home.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437190  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,467     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 1910 Collip View |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5H4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 17th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 55 |
| Condo Fee      | \$231   |

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Listing information last updated on May 21st, 2025 at 12:17am MDT