

\$375,000 - 119 Callaghan Drive, Edmonton

MLS® #E4440557

\$375,000

2 Bedroom, 3.00 Bathroom, 1,832 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Premium location steps away from the walking trails at Blackmud Creek Ravine, this gorgeous end unit townhouse has a lot to offer! The perfect mix of city living surrounded by nature offers a balanced life most people are looking for! This air conditioned unit has two spacious bedrooms both with walk in closets and ensuites-perfect for guests and room mates. Youâ€™ll find laundry on the upper floor too! Main level offers a bright and open kitchen with stainless appliances, a huge peninsula for prepping gourmet meals and a spacious dining and living room with a gas fireplace. Youâ€™ll also find a 2 piece bathroom on this level. There are 2 balconies, one facing east for morning coffee and BBQâ€™s and the other west facing to enjoy the sunsets! The basement gives you easy access to outdoors, the double attached garage plus another living space and bathroom. Reasonable condo fees make this unit very affordable! Just move in and enjoy the summer! Close to shopping, restaurants, Anthony Henday and the airport.

Built in 2009

Essential Information

| | |
|----------|-----------|
| MLS® # | E4440557 |
| Price | \$375,000 |
| Bedrooms | 2 |



| | |
|----------------|-------------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,832 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 119 Callaghan Drive |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0J8 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Visitor |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 55 |
| Condo Fee | \$328 |

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 15th, 2025 at 11:32pm MDT