# \$779,900 - 204 Cavanagh Common, Edmonton

MLS® #E4443557

#### \$779,900

5 Bedroom, 3.00 Bathroom, 2,427 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

REGULAR LOT(CORNER) Perfect Home in the desirable community of CAVANAGH backing on to WALKING TRAIL with Spice Kitchen featuring 2426 sq ft of living space with 5 bedrooms and 3 bathrooms. Home features an open-to-above foyer, a spacious living room with large windows and an electric fireplace, and a gourmet kitchen with huge WATERFALL quartz countertops. The main floor also includes a bedroom, a large dining nook, spice kitchen, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 3 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall.All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks.MUST SEE!!

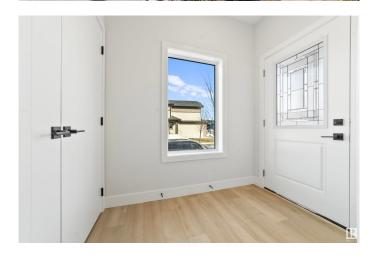


## **Essential Information**

MLS® # E4443557 Price \$779,900







Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,427

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 204 Cavanagh Common

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4H4

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement

Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplaces See Remarks

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Fenced, Public Transportation, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Lila Fahlman

Middle Dr. Lila Fahlman

High Dr. Anne Anderson

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 47

Zoning Zone 55

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 August 6th, 2025 at 10:47am MDT