

## **\$445,000 - 1301 Cunningham Drive, Edmonton**

MLS® #E4448836

**\$445,000**

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

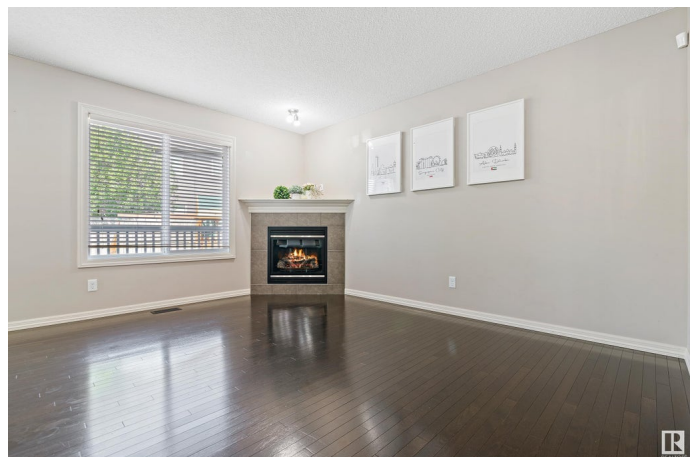
Callaghan, Edmonton, AB

Welcome to this beautifully maintained half duplex with CENTRAL AC, attached garage & driveway parking. Ideally located within walking distance of scenic walking trails, parks & convenient amenities. Step inside and discover the gleaming hardwood floors throughout the main level with an open concept space. Enjoy the spacious & bright living room with gas fireplace, kitchen with ample cabinet & granite counter space + island for extra seating, & a dining area with lots of light + access to the private yard. A 2-piece washroom + laundry complete the main level. Upstairs you will find the spacious primary bedroom with a walk-in closet + full bathroom, 2nd & 3rd bedrooms + 2nd full bathroom on this level. Fully finished basement has a family room, a bedroom + 3rd full bathroom! Perfect home for a family or young professionals looking for comfort & style. Easy access Edmonton International Airport & shops! Great family neighbourhood!

Built in 2010

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4448836  |
| Price     | \$445,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,335         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1301 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R7               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | See Remarks                                |
| Parking Spaces | 3                                          |
| Parking        | Front Drive Access, Single Garage Attached |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Corner                                                                                             |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 13              |
| 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 2nd, 2025 at 12:32pm MDT