

## **\$489,900 - 2206 Casey Crescent, Edmonton**

MLS® #E4429269

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to the former show home in very popular community of Cavanagh, the SW area of Edmonton, perfectly located right off Calgary Trail! This beautiful 2-storey home offers 3 bedrooms, 2.5 bathrooms, & a fully finished basement, making it ideal for families of all sizes. Enjoy cooking in the stylish kitchen with granite countertops throughout & SS appliances, while the cozy stone-facing gas fireplace creates a warm & inviting living space. The bonus room upstairs is perfect for a playroom or home office, & upstairs laundry adds extra convenience. Step outside to a huge back deck to enjoy BBQ & evening coffee with privacy & no rear neighbors, & a storage shed provides even more space. Stay cool in the summer with central A/C already installed. Located just minutes from the airport, with a playground right across the street, & easy access to Gateway Blvd & Anthony Henday Drive, this home offers ultimate convenience for your daily commute & lifestyle. Must check out this exceptional opportunity!

Built in 2015

### **Essential Information**

MLS® # E4429269

Price \$489,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2206 Casey Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta MacAdams School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	33
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 May 7th, 2025 at 10:32am MDT