

Courtesy Of Ricky Singh Of MaxWell Polaris

# \$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!!

Built in 2024

## 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      23

Zoning                 Zone 55

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Listing information last updated on July 13th, 2025 at 7:47am MDT