

## \$449,900 - 2306 Casselman Cr, Edmonton

MLS® #E4455175

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Just Listed in the Sought-After Community of Callaghan! Step into this stunning, FEELS LIKE NEW, fully renovated home offering over 1,400 sq ft of stylish living space—featuring 3 spacious bedrooms and 2.5 bathrooms. This is the perfect place to call home! You'll love the open-concept main floor with beautiful hardwood flooring and sleek updated kitchen complete with brand-new stainless steel appliances. Upstairs, enjoy brand-new vinyl flooring—no carpet! The primary suite includes a private ensuite, while two additional bedrooms and a full bathroom complete the upper level. It also comes with new Chamberlain MYQ garage door motor that you can control on your phone!! Located in a prime area—minutes from spray park, schools, transit, dining, shopping, the airport, and more! Plus, with easy access to Anthony Henday and Highway 2, your commute is a breeze. Move-in ready and priced to sell—this is one you don't want to miss!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455175  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,421         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2306 Casselman Cr |
| Area        | Edmonton          |
| Subdivision | Callaghan         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0W1           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | On Street Parking, Deck                    |
| Parking   | Front Drive Access, Single Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

**School Information**

Elementary                Dr Lila Fahlman School  
High                        Dr Anne Anderson High Sch

**Additional Information**

Date Listed                August 28th, 2025  
Days on Market        1  
Zoning                      Zone 55

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