

Courtesy Of Fadi Georgi Of MaxWell Polaris

# \$519,999 - 175 Cavanagh Common, Edmonton

MLS® #E4426976

**\$519,999**

3 Bedroom, 3.50 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Modern & Well-Maintained Single Family Home in Cavanagh! Great location close to schools and green spaces + walking distance to pond! This bright and modern home with luxury vinyl tile on main floor offers an open-concept layout with a sleek kitchen featuring white cabinetry, stone countertops, and stainless steel appliances. Upstairs, you'll find the convenience of laundry and DUEL PRIMARY bedrooms, each with a walk-in closet and private en-suite. The FULLY FINISHED BASEMENT provides extra living space with an additional bedroom, 4pc bath, office/den, rec room, and storage. Enjoy the SE facing landscaped backyard, partially fenced for privacy, along with the comfort of central A/C and a double detached garage. A fantastic opportunity in a great community!

Built in 2019

## Essential Information

MLS® #	E4426976
Price	\$519,999
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	175 Cavanagh Common
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4H4

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Public Transportation, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	7

## Zoning

## Zone 55

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Listing information last updated on March 28th, 2025 at 3:47pm MDT