

Courtesy Of Dave D Pon Of RE/MAX River City

## **\$469,900 - 2347 Casey Crescent, Edmonton**

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MLS® #E4426905

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this exceptional home in the sought-after community of Cavanagh! With stunning curb appeal, stone accents, and a charming front veranda, this home is as inviting as it is functional. Step inside to an open-concept living and dining area, perfect for entertaining. The modern kitchen has sleek granite countertops and ample storage. Stay comfortable year-round with central A/C and energy-efficient triple-pane windows. Upstairs, youâ€™ll find three spacious bedrooms and 2.5 bathrooms, offering plenty of space for the whole family. The fully fenced yard provides privacy, while the double detached garage adds convenience. Located just minutes from Ellerslie, Henday Freeway, Calgary Trail, and South Edmonton Common, this home offers quick access to all amenitiesâ€”including the airport! Donâ€™t miss out on this perfect blend of style, comfort, and location. Your dream home awaits!â€•



Built in 2016

### **Essential Information**

MLS® #	E4426905
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2347 Casey Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M9

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 21st, 2025

Days on Market 19

Zoning Zone 55

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