# \$794,900 - 204 Cavanagh Common, Edmonton

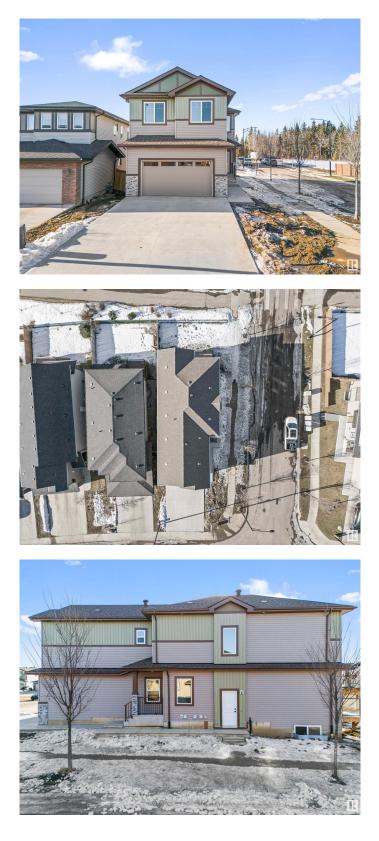
MLS® #E4424297

#### \$794,900

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® # E4424297 Price \$794,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,427
Acres	0.00
Year Built	2024
Туре	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
Fireplace	Yes
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

ConstructionWood, VinylFoundationConcrete Perimeter

#### **School Information**

Elementary	Dr. Lila Fahlman
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

#### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	45
Zoning	Zone 55

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Listing information last updated on April 20th, 2025 at 2:32am MDT