

## \$875,000 - 1213 Cunningham Drive, Edmonton

MLS® #E4434156

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,841 sqft  
Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Bungalow with many unique features such as a loft. This home is situated in a quiet friendly neighbourhood. Close to all amenities such as school, bus stop, shopping centers, rec centers, banks, doctor's office, and only 10 minutes to YEG airport. This neighbourhood is also accessible to many walking & bike trails and close to ravines. This home is in impeccable condition and has previously been pet & smoke free. The backyard is huge and maintenance free where you can enjoy summer bbq's and even a wedding. The master bedroom is cozy with a big ensuite bathroom. Laundry room is on the main floor. The granite kitchen island is big and can sit extra guests. The basement has 2 good size rooms with a 4 piece bathroom. There is also a huge utility room that can be used as exercise room or office. Another feature this home has is in-floor heating on the main floor. There is more to explore in this home.

Built in 2010

### Essential Information

MLS® #	E4434156
Price	\$875,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,841
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1213 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R5

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Crawl Space, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Creek, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Rolling Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	92
Zoning	Zone 55

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