

## \$449,900 - 2604 Casey Way, Edmonton

MLS® #E4437821

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,617 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

**\*\*CAVANAGH\*\*SOUTH EDMONTON\*\***. This elegant two-storey half-duplex, built in 2017, is ideally situated on a quiet street in the desirable Cavanagh community. The kitchen is a standout feature, equipped with stainless steel appliances, granite countertops, premium cabinetry, and stylish pendant lightingâ€”perfect for anyone who enjoys cooking and entertaining. Just off the kitchen, the dining area offers plenty of space and overlooks a 10' x 12' deck and a fully landscaped backyard, ideal for outdoor gatherings. The main floor also includes a spacious living room complete with a sleek gas fireplace, creating a cozy yet modern ambiance. Upstairs, the primary bedroom is filled with natural light and includes a generous walk-in closet and a well-appointed 4-piece ensuite. The second floor also offers a full laundry room with ample storage, an additional 4-piece bathroom, and two more well-sized bedrooms.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437821  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,617         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2604 Casey Way |
| Area        | Edmonton       |
| Subdivision | Cavanagh       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3N2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | None   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 55        |



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Listing information last updated on June 16th, 2025 at 7:17pm MDT