

Courtesy Of John Percia and Erin Mulkey Of Sable Realty

\$639,000 - 1314 Cunningham Drive, Edmonton

MLS® #E4430024

\$639,000

4 Bedroom, 3.00 Bathroom, 2,408 sqft
Single Family on 0.00 Acres

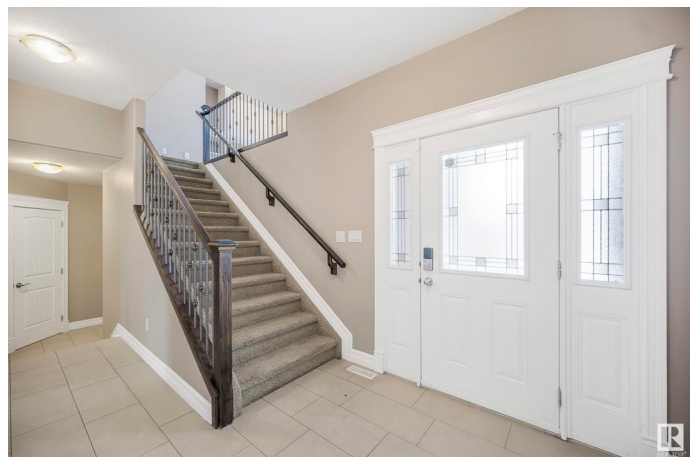
Callaghan, Edmonton, AB

Welcome to this stunning 2,408 sq. ft. home in a prime location, offering the perfect blend of space, comfort, and functionality. With 4 spacious bedrooms upstairs, a main-floor den, and a bonus room, this home is ideal for families or those who love extra space. The primary suite features a luxurious ensuite, complemented by two additional bathrooms for convenience. The open-concept main floor boasts a modern kitchen, a bright living area, and a cozy dining space. The unfinished basement offers endless potential to customize. Enjoy the outdoors in your fully fenced backyard, complete with a deck, perfect for entertaining. The double attached garage provides ample parking and storage. Located in a desirable neighborhood close to schools, parks, and amenities.

Built in 2010

Essential Information

MLS® #	E4430024
Price	\$639,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.00
Year Built	2010



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	1314 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	18
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 27th, 2025 at 11:02pm MDT