

## \$424,880 - 2261 Casey Crescent, Edmonton

MLS® #E4453766

**\$424,880**

3 Bedroom, 2.50 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Nestled in the HEART of the South. Live in Cavanagh! Beautifully maintained, Air Conditioned and open concept plan. The main floor is blanketed in beautiful hardwood flooring, from the great room to the kitchen. The gourmet kitchen makes it easy to entertain, complete with quartz counter tops and stainless steal appliances. Relax in the primary bedroom, large enough for a king size bed, and features dual closets and 4pc ensuite. Two more bedrooms, and a second 4pc bath make this home great for families or to work from home. An unfinished basement allows for open opportunity to expand living space. The fully fenced private landscaped yard features a large deck and double detached garage off the back. This house is move-in ready and ideal for those hot summer days or your cozy evenings. ALL shopping & amenities are nearby!. Access to kilometres of walking trails along Blackmud Creek. Walking distance to the upcoming school!

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453766  |
| Price     | \$424,880 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,329                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2261 Casey Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M8             |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows |
| Parking   | Double Garage Detached                                             |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | Airport Nearby, Fenced, Landscaped, Park/Reserve, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025  
Days on Market                8  
Zoning                              Zone 55  
HOA Fees Freq.                Annually

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