

## \$595,000 - 1901 Collip View, Edmonton

MLS® #E4446016

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to a beautifully designed, energy-efficient home in the desirable SW community of Cavanagh—just minutes from shopping, dining, the airport, ravines, and more. This property features a spacious front-attached garage with a 2<sup>nd</sup> floor extension, separate side basement entrance, and an open-concept layout with 9' ceilings, luxury vinyl plank flooring, and sun-filled windows. The modern kitchen offers a central island, upgraded cabinetry, white quartz countertops, pull-out drawers, a walk-in pantry, and Energy Star stainless steel appliances (including a fridge with water line). Upstairs includes a bonus room and second-floor laundry. Built with sustainability in mind, the home is Green Built Canada Certified, with smart, cost-saving features like a high-efficiency furnace/hot water tank, Ecobee<sup>®</sup> thermostat, WiFi video doorbell, solar panel rough-in, HEPA filter, and more—making it affordable to own and comfortable to live in.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446016  |
| Price     | \$595,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,615                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1901 Collip View |
| Area        | Edmonton         |
| Subdivision | Cavanagh         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5C7          |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stone, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

Date Listed July 4th, 2025

Days on Market 57

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 August 30th, 2025 at 1:02am MDT