

# \$665,000 - 1552 Cunningham Cape, Edmonton

MLS® #E4447176

**\$665,000**

3 Bedroom, 2.50 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautifully crafted single-family home in the community of Callaghan. Built by White Eagle Homes, this residence offers 3 bedrooms, 2.1 bathrooms, a generous bonus room & an oversized double attached garage with a floor drain. The attention to detail is evident throughout—from intricate crown molding and triple-pane windows to exquisite Gemstone granite countertops in every space. The main floor features elegant tile & hardwood flooring, a cozy natural gas fireplace in the living room, & convenient main floor laundry. Upstairs, you'll find durable vinyl plank flooring that complements the thoughtful layout. Designed for year-round comfort and luxury, the home boasts a 3-zone heating and air conditioning system, tankless hot water tank (2025), & in-floor heating in the main level, basement, & garage. Riobel faucets add a touch of modern sophistication, while the stamped concrete driveway & rear pad enhance curb appeal & outdoor functionality. This home is a perfect blend of style & comfort!!

Built in 2014

## Essential Information

MLS® # E4447176

Price \$665,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,406
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1552 Cunningham Cape
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Block, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Block, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	DR. LILA FAHLMAN SCHOOL
Middle	DR. LILA FAHLMAN SCHOOL
High	DR. ANNE ANDERSON SCHOOL

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	3
Zoning	Zone 55

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Listing information last updated on July 14th, 2025 at 1:02am MDT