

## \$569,900 - 2587 Cole Crescent, Edmonton

MLS® #E4447220

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This fully finished, fenced, freshly painted 2-storey 1793 sqft family home offers 4 bedrooms, 3.5 bathrooms, a spacious bonus room, and an inviting living room with gas fireplace. The kitchen features stainless steel appliances, a corner pantry, breakfast bar, and generous dinette with access to the deck and backyard perfect for summer BBQs. Upstairs you'll find a versatile bonus room ideal for movie nights, playtime, or a home office. The primary bedroom fits king-sized furniture and includes a walk-in closet and private ensuite with a deep soaker tub for two. Two additional bedrooms and a full bath complete the upper level. The fully finished basement ( 722 sqft) includes a 4th bedroom, full bath, games/exercise area, and a hidden kidsâ€™™ playroom tucked behind built-in shelving. Additional highlights: Hardwood floors, Central A/C, and a great location close to trails, schools, and shopping. A move-in ready home with space for the whole family!

Built in 2011

### Essential Information

MLS® #	E4447220
Price	\$569,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2587 Cole Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A3

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                6

Zoning                            Zone 55

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