

## \$398,500 - 2432 Casselman Crescent, Edmonton

MLS® #E4448682

**\$398,500**

2 Bedroom, 2.50 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom half duplex, nestled in the heart of the highly sought-after Callaghan community! Both spacious bedrooms feature their own walk-in closets, and the primary bedroom includes a private ensuite – perfect for your own relaxing retreat. With 2.5 bathrooms, there’s plenty of space for everyone. You’ll love the upscale finishes throughout, including gleaming hardwood floors, granite countertops, and stainless steel appliances in a bright, functional kitchen. Step outside to a fully fenced backyard with easy-to-maintain landscaping – ideal for outdoor entertaining or quiet mornings. Plus, enjoy the convenience of a single attached garage for added storage and comfort year-round. Located in a walkable and well-connected neighborhood, you're just steps away from a major grocery store, and have quick access to Highway 2 and the airport – making commuting or travel a breeze! This home truly checks all the boxes – clean, cared for, and move-in ready!

Built in 2010

### Essential Information

MLS® # E4448682

Price \$398,500



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,291         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2432 Casselman Crescent |
| Area        | Edmonton                |
| Subdivision | Callaghan               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0W2                 |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                       |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | See Remarks                                                                                                                           |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Lila Fahlman School    |
| Middle     | Monsignor Fee Otterson     |
| High       | Dr. Anne Anderson High Sch |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 55         |

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Listing information last updated on August 2nd, 2025 at 12:47am MDT