

\$449,900 - 2306 Casselman Cr, Edmonton

MLS® #E4455175

\$449,900

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Just Listed in the Sought-After Community of Callaghan! Step into this stunning, FEELS LIKE NEW, fully renovated home offering over 1,400 sq ft of stylish living space—featuring 3 spacious bedrooms and 2.5 bathrooms. This is the perfect place to call home! You'll love the open-concept main floor with beautiful hardwood flooring and sleek updated kitchen complete with brand-new stainless steel appliances. Upstairs, enjoy brand-new vinyl flooring—no carpet! The primary suite includes a private ensuite, while two additional bedrooms and a full bathroom complete the upper level. It also comes with new Chamberlain MYQ garage door motor that you can control on your phone!! Located in a prime area—minutes from spray park, schools, transit, dining, shopping, the airport, and more! Plus, with easy access to Anthony Henday and Highway 2, your commute is a breeze. Move-in ready and priced to sell—this is one you don't want to miss!

Built in 2011

Essential Information

MLS® #	E4455175
Price	\$449,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2306 Casselman Cr
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W1

Amenities

Amenities	On Street Parking, Deck
Parking	Front Drive Access, Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr Lila Fahlman School
High	Dr Anne Anderson High Sch

Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 55

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