

## \$589,000 - 2807 Collins Crescent, Edmonton

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MLS® #E4436512

**\$589,000**

3 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Nestled in the coveted Cavanagh neighborhood, this stunning home with almost 2400 sq ft in total livable area boasts 3 bedrooms, 3.5 baths, and modern elegance. The open-concept main floor dazzles with a chef's kitchen featuring stainless steel appliances, quartz countertops, lots of cabinets and a breakfast bar, flowing into a spacious living area with a natural gas fireplace. Large windows flood the upstairs bedrooms with light, complemented by a spacious bonus room and convenient laundry. The finished basement offers a large rec room and full bath. Step outside to a fenced backyard with an oversized deck, ideal for summer BBQs, and enjoy proximity to scenic nature walking paths. With a double attached garage, air conditioning, and pride of ownership shining through, this like-new home is move-in ready. Don't miss your chance to own this gem in a vibrant, family-friendly community that will continue to grow with a new 1-9 grade catholic grade school opening in 2027 and day care in walking distance.

Built in 2019

### Essential Information

MLS® # E4436512

Price \$589,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2807 Collins Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G8

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	63
Zoning	Zone 55

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