

## \$634,000 - 1314 Cunningham Drive, Edmonton

MLS® #E4430024

**\$634,000**

4 Bedroom, 3.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this stunning 2,408 sq. ft. home in a prime location, offering the perfect blend of space, comfort, and high-end finishes. With 4 spacious bedrooms upstairs, a main-floor den, and a bonus room, this home is perfect for families or those needing extra space. The open-concept main floor features tile and hardwood flooring, a bright living area, cozy dining space, and a modern kitchen complete with granite countertops, custom millwork, and ample cabinetry. Upstairs, the luxurious primary suite boasts a jetted jacuzzi tub, double sinks, a separate shower, and granite finishes throughout. Two additional bathrooms provide added convenience, each designed with the same elevated finishes. Enjoy the outdoors in your fully fenced backyard with a deck—perfect for relaxing or entertaining guests. A double attached garage offers ample parking and storage. Situated in a desirable neighborhood near schools, parks, and everyday amenities, this home combines style, quality, and in an unbeatable neighbourhood.

Built in 2010

### Essential Information

MLS® # E4430024

Price \$634,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1314 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 45

Zoning Zone 55

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Listing information last updated on May 25th, 2025 at 12:17pm MDT