

## \$725,000 - 1096 Christie Vista Vista, Edmonton

MLS® #E4439763

**\$725,000**

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

2180 SQFT home in Cavanagh on a 4760 sqft Lot, built i. 2021, BACKING TO A RAVINE WITH A BEAUTIFUL GREEN VIEW . Close to amenities, schools, Hwy 2, Anthony Henday, mins from South Common Shopping center, Airport. Home comes with a SEPARATE ENTRANCE TO BASEMENT FOR A FUTURE RENTAL SUITE OR AIR BNB (since it's close to AIRPORT). Main floor has a Den with double french doors, Living and dining room with amazing amount of natural light, Kitchen with Quartz countertops & premium glossy white soft close cabinets to ceiling, walk-in-pantry. Double glass sliding patio doors to future deck, partially fenced. Upper floor has 3 bedrooms, 2 full baths, bonus room, ensuite with 2 sinks, bath tub & standing shower. Other upgrades include golden color fixtures & faucets, 2 tone cabinets, mosaic backsplash, railing throughout, LED lighting, swing open closet doors, Home comes with warranty that started in 2021. 5 year building envelope and 10 year struxtural warranty.

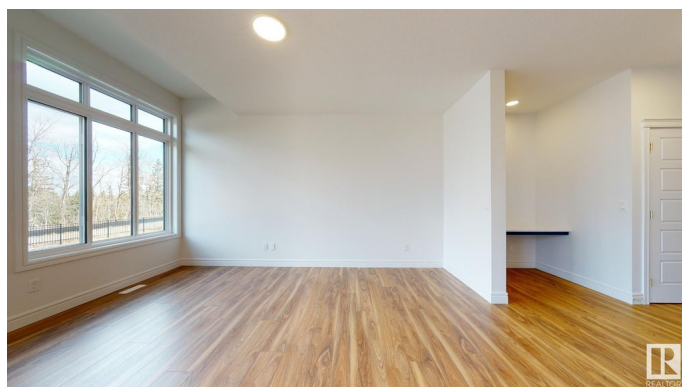
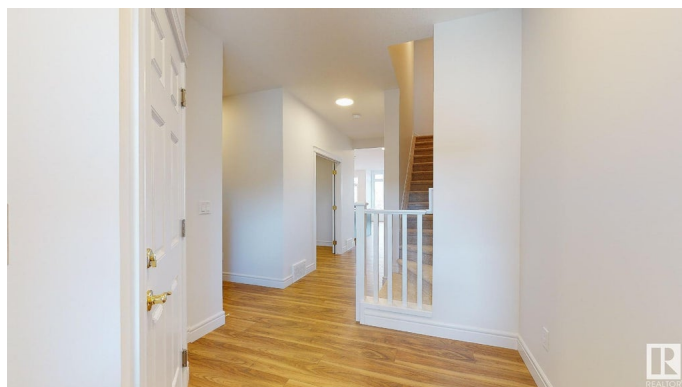
Built in 2021

### Essential Information

MLS® # E4439763

Price \$725,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1096 Christie Vista Vista
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4W9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,

Landscaped, Playground Nearby, Private Setting, Public Transportation,  
Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	13
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 13th, 2025 at 1:32pm MDT