

\$459,900 - 1301 Cunningham Drive, Edmonton

MLS® #E4448836

\$459,900

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

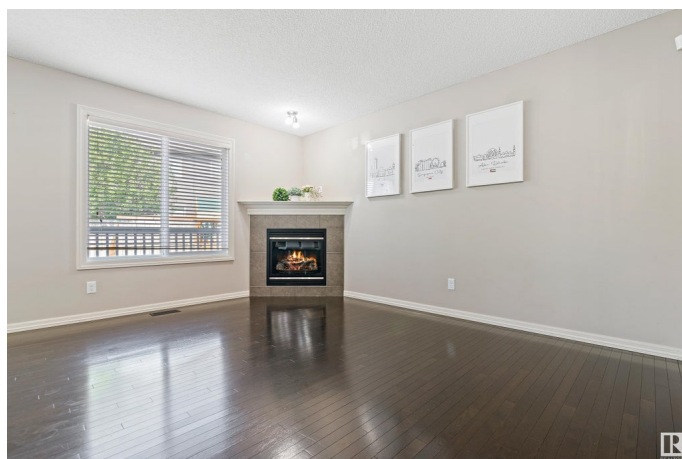
Callaghan, Edmonton, AB

Welcome to this beautifully maintained half duplex with CENTRAL AC, attached garage & driveway parking. Ideally located within walking distance of scenic walking trails, parks & convenient amenities. Step inside and discover the gleaming hardwood floors throughout the main level with an open concept space. Enjoy the spacious & bright living room with gas fireplace, kitchen with ample cabinet & granite counter space + island for extra seating, & a dining area with lots of light + access to the private yard. A 2-piece washroom + laundry complete the main level. Upstairs you will find the spacious primary bedroom with a walk-in closet + full bathroom, 2nd & 3rd bedrooms + 2nd full bathroom on this level. Fully finished basement has a family room, a bedroom + 3rd full bathroom! Perfect home for a family or young professionals looking for comfort & style. Easy access Edmonton International Airport & shops! Great family neighbourhood!

Built in 2010

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4448836 |
| Price | \$459,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,335 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1301 Cunningham Drive |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0R7 |

Amenities

| | |
|----------------|--|
| Amenities | See Remarks |
| Parking Spaces | 3 |
| Parking | Front Drive Access, Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 20th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 55 |

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Listing information last updated on July 31st, 2025 at 7:47am MDT