

\$844,999 - 2008 Collip Crescent, Edmonton

MLS® #E4463263

\$844,999

4 Bedroom, 4.00 Bathroom, 2,723 sqft
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this custom-built 5 bedroom two-storey home by ABS Edmonton Homes LTD., located in the family-friendly community of Cavanagh. Thoughtfully designed for modern living, this home features 4 spacious bedrooms upstairs plus a convenient main floor bedroom – ideal for guests, multi-generational living, or a home office. The main floor offers an open-concept layout with high-end finishes and a seamless flow for entertaining. A separate side entrance provides future potential for a legal suite. Enjoy being just steps from walking trails, parks, and quick access to major roadways, putting South Edmonton amenities within easy reach. A perfect opportunity to own a quality-built custom home in a prime location.

Built in 2025

Essential Information

MLS® #	E4463263
Price	\$844,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,723
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2008 Collip Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S5

Amenities

Amenities	Hot Water Natural Gas, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Creek, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 23rd, 2025
Days on Market	11
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 November 2nd, 2025 at 9:02pm MST