

## \$875,000 - 1213 Cunningham Drive, Edmonton

MLS® #E4434156

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

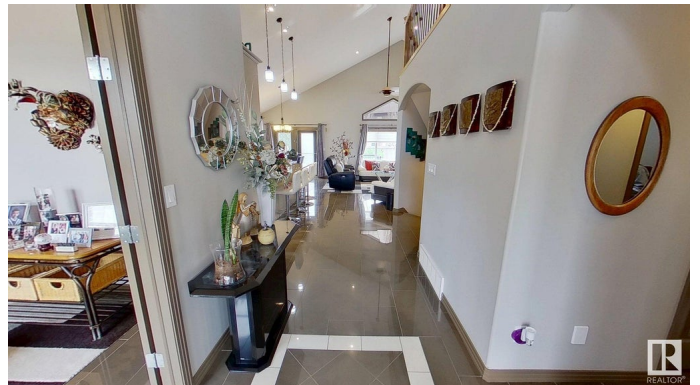
Callaghan, Edmonton, AB

Bungalow with many unique features such as a loft. This home is situated in a quiet friendly neighbourhood. Close to all amenities such as school, bus stop, shopping centers, rec centers, banks, doctor's office, and only 10 minutes to YEG airport. This neighbourhood is also accessible to many walking & bike trails and close to ravines. This home is in impeccable condition and has previously been pet & smoke free. The backyard is huge and maintenance free where you can enjoy summer bbq's and even a wedding. The master bedroom is cozy with a big ensuite bathroom. Laundry room is on the main floor. The granite kitchen island is big and can sit extra guests. The basement has 2 good size rooms with a 4 piece bathroom. There is also a huge utility room that can be used as exercise room or office. Another feature this home has is in-floor heating on the main floor. There is more to explore in this home.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434156  |
| Price     | \$875,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1213 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R5               |

### Amenities

|               |                                                                                                                                                                                                          |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Closet Organizers, Crawl Space, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Parking-Plug-Ins, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                                   |
| Is Waterfront | Yes                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Corner, Glass Door                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Creek, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Rolling Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 92            |
| Zoning         | Zone 55       |

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Listing information last updated on August 2nd, 2025 at 9:02am MDT