

## \$430,000 - 2360 Casselman Crescent, Edmonton

MLS® #E4429426

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

2-storey 1/2 Duplex Great family home with partially finished basement 3 bedrooms 3 baths providing ample facilities for family members. Family Room a space for family gatherings and relaxation. The rec room a additional area for recreation, play, or hobbies. This home is located in a great area, close to schools, making it convenient for families. This home provides a balance of personal and communal spaces, essential for family living, alongside the advantage of being in a community-friendly environment.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4429426      |
| Price          | \$430,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,508         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2360 Casselman Crescent |
| Area        | Edmonton                |
| Subdivision | Callaghan               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0W3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 55         |

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