

## \$769,000 - 204 Cavanagh Common, Edmonton

MLS® #E4452428

**\$769,000**

5 Bedroom, 3.00 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Corner Lot Beauty in Cavanagh â€“ Backing onto Walking Trail!. Discover this stunning 2426 sq ft home in the desirable community of Cavanagh featuring 5 bed, 3 full bath, & a spice kitchen. Step inside to a dramatic open-to-above foyer, a bright and spacious living room with large windows & a sleek electric fireplace, & a gourmet kitchen boasting massive waterfall quartz countertops. The main floor also offers a bedroom, a spacious dining nook, a full 3-piece bath, & a mudroom. Upstairs, youâ€™ll find a bonus room, a luxurious primary suite with a spa-like 5-piece ensuite, three additional bedrooms, a full bathroom, & a convenient laundry room. All three floors feature 9â€™ ceilings of the & high-end finishes. The legal side entry provides excellent potential for a future suite, and outside, the large deck is perfect a future suite, and outside, the large deck is perfect for entertaining. Complete with a double attached garage, this home offers modern comfort in a family-friendly neighborhood surrounded by parks.

Built in 2024

### Essential Information

MLS® # E4452428

Price \$769,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,427                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 Cavanagh Common |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4H4             |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                   |

### Interior

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

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |

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Listing information last updated on August 15th, 2025 at 9:03pm MDT