

Courtesy Of Sarju P Ranjit Of Exp Realty

# \$687,900 - 1824 Collip View, Edmonton

MLS® #E4424821

**\$687,900**

5 Bedroom, 3.00 Bathroom, 2,244 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

An exquisite brand new 2-storey house in sought-after community of Cavanagh, positioned beautifully with a ravine backdrop. This 2,200+ sq.ft. home offers 5 bedrooms and 3 full bath. Located at convenient access to amenities, Highway 2, 41 Ave, and the airport. Highlights include a welcoming 9 ft height ceiling, cozy fireplace, and main floor bedroom with a full bath. The stunning kitchen showcases stainless steel appliances, a spacious island, and quartz countertops. Enjoy captivating ravine views from the living and dining areas. Upstairs, discover a master suite, versatile bonus room, 3 bedrooms, 1 full bath and 5PC ensuite. An unfinished basement with a separate entrance awaits your personal touch or income generation legal basement suite potential. Immerse yourself in this remarkable home, perfectly blending style, functionality, and natural beauty. Envision the possibilities that await you in this extraordinary residence. BUYERS NOTE: ALL DECORS & FURNITURES ARE NEGOTIABLE AS IT.

Built in 2022

## Essential Information

MLS® #	E4424821
Price	\$687,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,244
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1824 Collip View
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C7

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, See Remarks, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Creek, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 9th, 2025

Days on Market 27

Zoning Zone 55

HOA Fees 200

HOA Fees Freq. Annually

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