

## \$639,000 - 1314 Cunningham Drive, Edmonton

MLS® #E4430024

**\$639,000**

4 Bedroom, 3.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

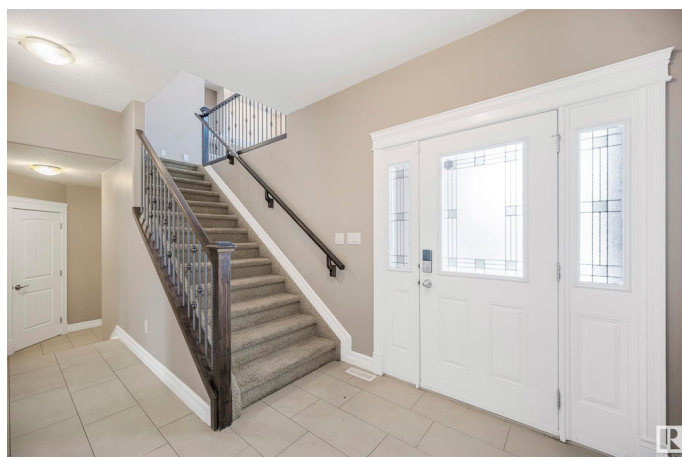
Callaghan, Edmonton, AB

Welcome to this stunning 2,408 sq. ft. home in a prime location, offering the perfect blend of space, comfort, and functionality. With 4 spacious bedrooms upstairs, a main-floor den, and a bonus room, this home is ideal for families or those who love extra space. The primary suite features a luxurious ensuite, complemented by two additional bathrooms for convenience. The open-concept main floor boasts a modern kitchen, a bright living area, and a cozy dining space. The unfinished basement offers endless potential to customize. Enjoy the outdoors in your fully fenced backyard, complete with a deck, perfect for entertaining. The double attached garage provides ample parking and storage. Located in a desirable neighborhood close to schools, parks, and amenities.

Built in 2010

### Essential Information

MLS® #	E4430024
Price	\$639,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.00
Year Built	2010



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

### Community Information

Address	1314 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 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 April 21st, 2025 at 8:47am MDT