

## \$475,000 - 2023 Cavanagh Drive, Edmonton

MLS® #E4433142

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home. This residence showcases a flowing, open-concept floor plan designed to maximize functionality and comfort. Oversized windows throughout the home allow natural light to flood the interior, creating a bright, airy atmosphere that complements the modern finishes and tasteful design choices. The main living areas are spacious and inviting, ideal for both everyday living and entertaining guests. Upstairs, generously sized bedrooms provide ample space for relaxation, while the primary suite offers a private retreat complete with an ensuite bathroom. Outdoors, the fully landscaped and fenced backyard offers privacy and tranquility, perfect for gatherings, gardening, or quiet enjoyment. A double detached garage provides ample parking and additional storage space. This property has been impeccably cared for and reflects true pride of ownership

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433142  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,174                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2023 Cavanagh Drive |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Detached                 |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 26th, 2025

Days on Market                12

Zoning                            Zone 55

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Listing information last updated on May 7th, 2025 at 9:47pm MDT