

# \$869,999 - 2008 Collip Crescent, Edmonton

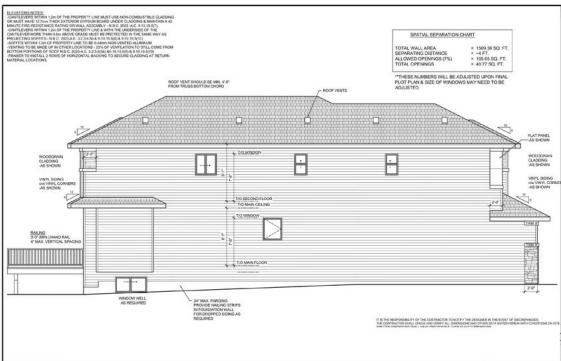
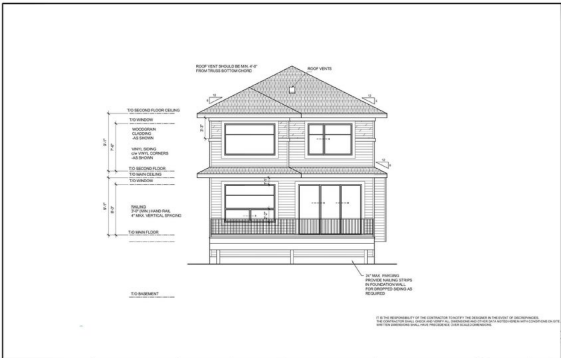
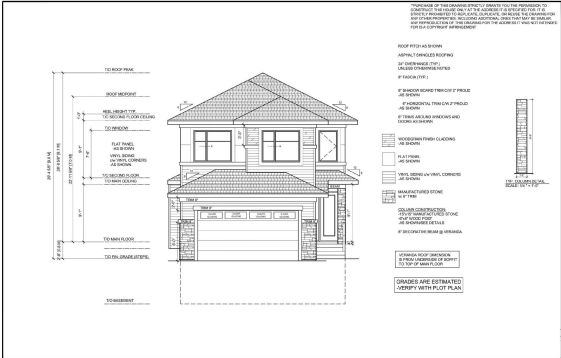
MLS® #E4444094

**\$869,999**

4 Bedroom, 4.00 Bathroom, 2,722 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Your dream home is almost here – and it’s a showstopper! Welcome to 2008 Collip Crescent SW, a striking 2,722 sq. ft. new build by ABS Edmonton Homes Ltd., set for completion this early fall in the sought-after community of Cavanagh. Perfectly located in Southwest Edmonton, this home is just steps from scenic ravine trails, offering the best of outdoor living without giving up city convenience. Inside, prepare to be wowed by the soaring open-to-above family room, a main floor den, and a spice kitchen that makes entertaining or multi-generational living effortless. Upstairs, you’ll find 4 generously sized bedrooms, including 2 with private ensuites and walk-in closets, plus a walk-in laundry room and 4 bathrooms in total – room for everyone to live comfortably and in style. Add in a separate side entrance for future suite potential, and you’ve got the full package. This home blends smart design, luxurious finishes, and unbeatable location – don’t miss your chance to own a brand-new home in Cavanagh!



Built in 2025

## Essential Information

MLS® # E4444094  
Price \$869,999

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,722
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2008 Collip Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S5

### **Amenities**

Amenities	Hot Water Natural Gas, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Creek, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        24  
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 July 18th, 2025 at 1:02am MDT