

## \$400,000 - 1319 Cunningham Drive, Edmonton

MLS® #E4450268

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This well-maintained and squeaky clean home is move-in ready! The open concept main floor has hardwood floors, stainless steel appliances, a kitchen island with seating space, and a convenient 2p bath. The dining area has patio doors which lead out to a rear deck, the perfect spot for outdoor entertaining. Upstairs there are TWO king-sized bedrooms, both with walk-in closets and one has an ensuite with a large shower. The partially finished basement has the laundry area, lots of storage space, room for development and a rough-in for another bathroom. The fully-fenced sunny back yard is a great space for kids or pets to play. With several green spaces nearby, this is a fantastic community to call home!

Built in 2010

### Essential Information

MLS® #	E4450268
Price	\$400,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1319 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2

## Zoning

## Zone 55

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