

\$449,900 - 1692 Cunningham Way, Edmonton

MLS® #E4463648

\$449,900

2 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautiful half duplex in the family friendly community of Callaghan. The main floor features hardwood throughout, a bright living room with a cozy gas fireplace, and a kitchen complete with an eat-up bar and corner pantry. The fully finished basement provides a spacious family or flex room and a full bathroom, ideal for guests or recreation. The second level offers exceptional functionality with two generous bedrooms, each with its own full ensuite and walk-in closet, essentially creating two primary suites. A bonus room and convenient upstairs laundry add to the comfort. Enjoy the beautifully landscaped backyard featuring a deck, gazebo, and full fencing, plus the added privacy of a walking path behind the home rather than direct rear neighbours. With a double attached garage and close proximity to parks, playgrounds, schools, shopping, and more, this is an excellent opportunity in a desirable location.

Built in 2011

Essential Information

MLS® #	E4463648
Price	\$449,900
Bedrooms	2
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1692 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W5

Amenities

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 27th, 2025

Days on Market 10

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 November 6th, 2025 at 12:32am MST