

\$769,000 - 204 Cavanagh Common, Edmonton

MLS® #E4452428

\$769,000

5 Bedroom, 3.00 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Corner Lot Beauty in Cavanagh â€“ Backing onto Walking Trail!. Discover this stunning 2426 sq ft home in the desirable community of Cavanagh featuring 5 bed, 3 full bath, & a spice kitchen. Step inside to a dramatic open-to-above foyer, a bright and spacious living room with large windows & a sleek electric fireplace, & a gourmet kitchen boasting massive waterfall quartz countertops. The main floor also offers a bedroom, a spacious dining nook, a full 3-piece bath, & a mudroom. Upstairs, youâ€™ll find a bonus room, a luxurious primary suite with a spa-like 5-piece ensuite, three additional bedrooms, a full bathroom, & a convenient laundry room. All three floors feature 9â€™ ceilings of the & high-end finishes. The legal side entry provides excellent potential for a future suite, and outside, the large deck is perfect a future suite, and outside, the large deck is perfect for entertaining. Complete with a double attached garage, this home offers modern comfort in a family-friendly neighborhood surrounded by parks.

Built in 2024

Essential Information

MLS® # E4452428

Price \$769,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,427
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	204 Cavanagh Common
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4H4

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 11th, 2025
Days on Market	18
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 August 29th, 2025 at 4:32am MDT