

## \$342,000 - 9 1776 Cunningham Way, Edmonton

MLS® #E4422751

**\$342,000**

3 Bedroom, 1.50 Bathroom, 1,251 sqft  
Condo / Townhouse on 0.00 Acres

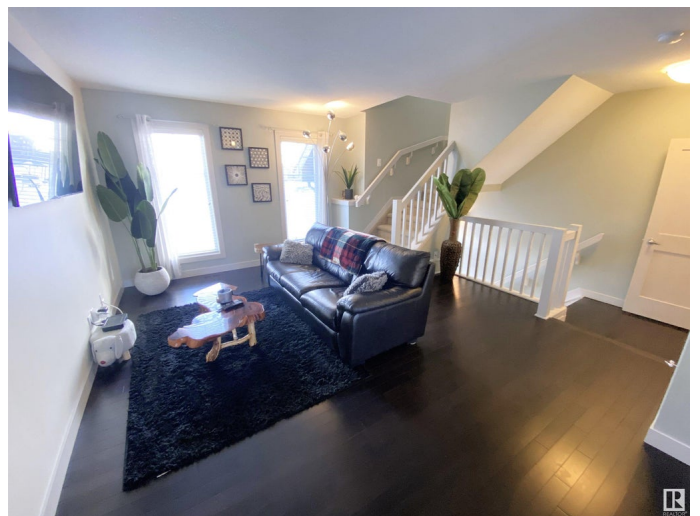
Callaghan, Edmonton, AB

2-storey END UNIT townhouse condo with attached double garage (19Wx23L) backing onto large greenspace with playground & spry park in Callaghan. This 1,251 sq ft home features hardwood flooring and a fantastic open concept layout. On the main level: 2-piece powder room, living room with large east-facing windows looking out to the park behind, dining room with balcony access and a gourmet u-shaped kitchen with quartz countertops, eat-up peninsula, new stainless-steel appliances, built-in dishwasher and pantry. Upstairs: an 8'x10' bonus area, 4-piece bathroom and 3 bedrooms including the owner's room with double closets. In-suite laundry is located just off the garage entrance on the bottom level. Located near walking trails, bus stop and plenty of amenities including public library, grocery store, schools and shopping. Great opportunity!

Built in 2013

### Essential Information

MLS® #	E4422751
Price	\$342,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 1776 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J5

### Amenities

Amenities	Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached, Insulated

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 24th, 2025
Days on Market	17
Zoning	Zone 55
Condo Fee	\$294

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Listing information last updated on March 13th, 2025 at 8:47am MDT