

\$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 & spray 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