

# \$794,900 - 204 Cavanagh Common Sw, Edmonton

MLS® #canada\_23490

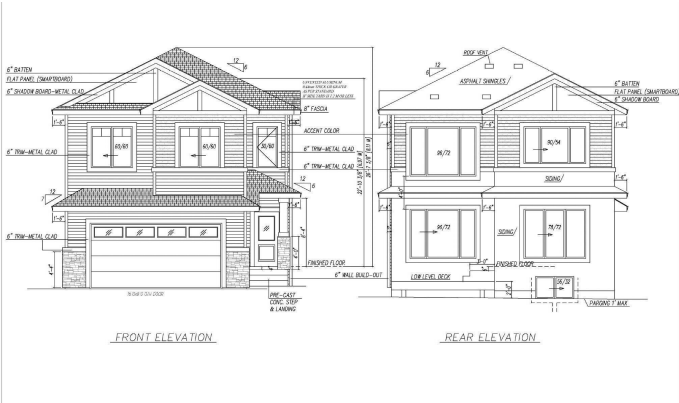
**\$794,900**

5 Bedroom, 3.00 Bathroom, 2,413 sqft

Single Family

Cavanagh, Edmonton, Alberta

REGULAR LOT(CORNER) Perfect Home in the desirable community of CAVANAGH backing on to WALKING TRAIL with spice kitchen featuring 2412 sq ft of living space with 5 bedrooms and 3 bathrooms.Home features an open-to-above foyer, a spacious great room with large windows and an electric fireplace for cozy evenings, and a gourmet kitchen with quartz countertops.The main floor also includes a bedroom, a large dining nook, spice kitchen, a 3-piece bathroom, and a mudroom.Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 3 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall.All 3 floors have 9' ceiling height.The home also includes a legal side entry, providing great potential for future suite development.Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks.MUST SEE!!



Built in 2024

## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | canada_23490 |
| Price     | \$794,900    |
| Bedrooms  | 5            |
| Bathrooms | 3.00         |

|                |                                    |
|----------------|------------------------------------|
| Square Footage | 2,413                              |
| Year Built     | 2024                               |
| Type           | Single Family                      |
| Sub-Type       | Residential Detached Single Family |
| Status         | Active                             |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 204 Cavanagh Common Sw |
| Subdivision | Cavanagh               |
| City        | Edmonton               |
| Province    | Alberta                |
| Zip Code    | T6W 4H4                |

**Amenities**

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Features     | Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| # of Garages | 2                                                                        |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Dr. Lila Fahlman  |
| Middle     | Dr. Lila Fahlman  |
| High       | Dr. Anne Anderson |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 22nd, 2024 |
|-------------|---------------------|