# \$649,000 - 449 Conroy Crescent, Edmonton

MLS® #E4435874

### \$649,000

4 Bedroom, 2.50 Bathroom, 1,969 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover Your Dream Home in Cavanagh with 4 Bedrooms on Upper Level. This beautifully designed and upgraded single-family home offers 1,950+ sqft. of thoughtfully planned living space, perfect for modern family living. The main floor features an spacious living area, a formal dining space, a stylish kitchen with an additional SPICE KITCHEN, and a convenient half bath. Upstairs, you'II find three generously sized bedrooms and a primary suite with a luxurious ensuite bathroom, an additional full bathroom, and a versatile bonus room ideal for relaxation or work. Laundry room is also upstairs for extra convenience. Situated on a landscaped and fenced lot, this home boasts incredible privacy with no back neighbours and a pathway on one side, leaving you with only one direct neighbour. Located in the sought-after Cavanagh neighbourhood, you'll enjoy easy access to schools, parks, shopping centers, and public transportation, making it perfect for families.



## **Essential Information**

MLS® # E4435874 Price \$649,000

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,969 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 449 Conroy Crescent

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5A9

### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 11th, 2025

Days on Market 48

Zoning Zone 55

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