

## \$799,900 - 1110 Connelly Court, Edmonton

MLS® #E4442400

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,537 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to 1110 Connelly Court SW situated the highly sought after Callaghan community. This 2,537 sq. ft. two-storey by Homes by Avi sits on a massive pie lot in a quiet cul-de-sac. The main floor features an open layout with a three-sided fireplace dividing the living and dining areas, plus a bedroom with its own full ensuite—perfect for guests or extended family. The kitchen offers granite counters and high-end cabinetry. Upstairs, vaulted ceilings, upper laundry, and two large bedrooms each with a private ensuite, including one with a fireplace and a five-piece bath and air jet soaker tub complimented by a double tiled shower. A bonus room, supported by a steel beam, adds extra living space. The partially finished basement includes a fourth bedroom, a fourth full bath, and room to develop. Additional features include A/C, water softener, in-ground sprinklers, 150 amp service, and a double attached garage. Quick access to the Henday and major amenities. Ideal for multi-generational living.

Built in 2010

### Essential Information

MLS® # E4442400

Price \$799,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,537                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1110 Connelly Court |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0R4             |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Three Sided                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                              |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, |

Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 107             |
| Zoning         | Zone 55         |

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