

\$434,000 - 2404 Casselman Crescent, Edmonton

MLS® #E4442504

\$434,000

3 Bedroom, 2.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

3 BEDROOM Fully UPGRADED half duplex with 2.5 baths, hardwood floors, granite countertops, stainless steel appliances and a dual shower ensuite bathroom! With the unique opportunity for a mother in law suite thanks to the door installed before the kitchen, you will not find a home like this on the market! Kept in meticulous condition with a spacious FULLY FENCED backyard, nice easy to manage landscaping BBQ Gas line, and a single attached garage! Other perks include a desirable location in the very walkable and convenient Callaghan neighborhood close to a major grocery store, with easy access to Highway 2, and the airport!

Built in 2011

Essential Information

MLS® #	E4442504
Price	\$434,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	2011
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2404 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W2

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on June 16th, 2025 at 7:32pm MDT