

\$445,000 - 1301 Cunningham Drive, Edmonton

MLS® #E4448836

\$445,000

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

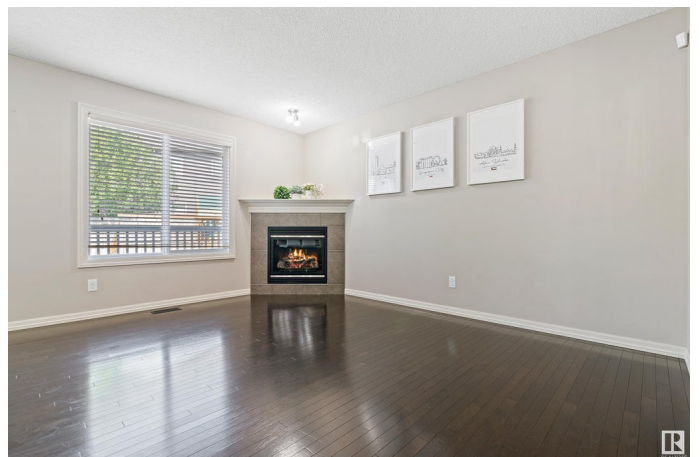
Callaghan, Edmonton, AB

Welcome to this beautifully maintained half duplex with CENTRAL AC, attached garage & driveway parking. Ideally located within walking distance of scenic walking trails, parks & convenient amenities. Step inside and discover the gleaming hardwood floors throughout the main level with an open concept space. Enjoy the spacious & bright living room with gas fireplace, kitchen with ample cabinet & granite counter space + island for extra seating, & a dining area with lots of light + access to the private yard. A 2-piece washroom + laundry complete the main level. Upstairs you will find the spacious primary bedroom with a walk-in closet + full bathroom, 2nd & 3rd bedrooms + 2nd full bathroom on this level. Fully finished basement has a family room, a bedroom + 3rd full bathroom! Perfect home for a family or young professionals looking for comfort & style. Easy access Edmonton International Airport & shops! Great family neighbourhood!

Built in 2010

Essential Information

MLS® #	E4448836
Price	\$445,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1301 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 20th, 2025
Days on Market	16
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 8:02am MDT