

## \$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'll 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.

Built in 2022

### Essential Information

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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	37
Zoning	Zone 55

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