

\$610,000 - 1314 Cunningham Drive, Edmonton

MLS® #E4447487

\$610,000

4 Bedroom, 3.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this stunning 2,408 sq. ft. home in a prime location, offering the perfect blend of space, comfort, and high-end finishes. With 4 spacious bedrooms upstairs, a main-floor den, and a bonus room, this home is perfect for families or those needing extra space. The open-concept main floor features tile and hardwood flooring, a bright living area, cozy dining space, and a modern kitchen complete with granite countertops, custom millwork, and ample cabinetry. Upstairs, the luxurious primary suite boasts a jetted jacuzzi tub, double sinks, a separate shower, and granite finishes throughout. Two additional bathrooms provide added convenience, each designed with the same elevated finishes. Enjoy the outdoors in your fully fenced backyard with a deck—perfect for relaxing or entertaining guests. A double attached garage offers ample parking and storage. Situated in a desirable neighborhood near schools, parks, and everyday amenities, this home combines style, quality, and in an unbeatable neighbourhood.

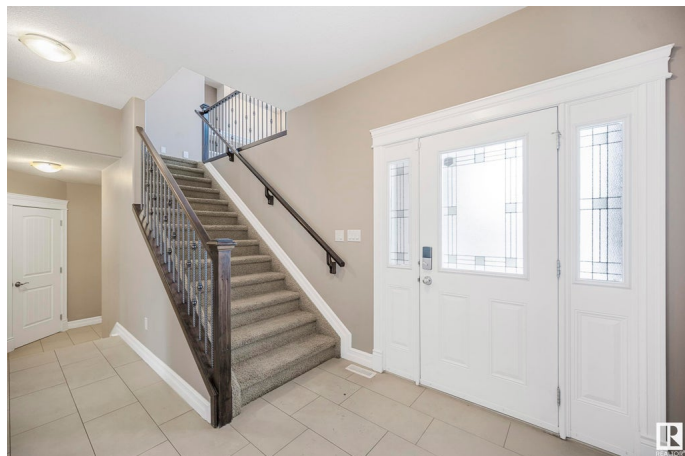
Built in 2010

Essential Information

MLS® # E4447487

Price \$610,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1314 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 12th, 2025

Days on Market 2

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 July 13th, 2025 at 9:47pm MDT