

## \$768,000 - 1380 Cunningham Drive, Edmonton

MLS® #E4437861

**\$768,000**

6 Bedroom, 4.00 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

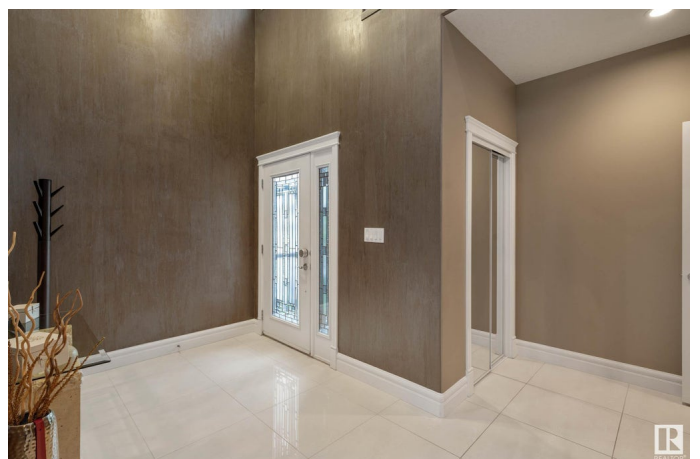
IMMACULATE...spanning over 3,600 sq ft of luxurious living space, this 6 bed, 4 full bath home, located across from Callaghan Park and steps to Blackmud Creek Ravine, is BETTER THAN NEW! Open concept main floor with porcelain tile, hardwood, crown mouldings, gas fireplace, bedroom (office?), adjacent 3-pce bath & gourmet kitchen with granite, mosaic tile, under-cabinet lighting, and stainless steel appliances throughout. Upstairs: spacious primary suite, 5-pce ensuite, walk-in, 3 beds, bath & bonus room. Enjoy the basement games room with wet bar area, pool table, dart board, 3D TV, 6th bedroom & 4th bath. Additional features: matching upscale finishes on all levels including granite & soft close cabinetry, built in vacuum system with kitchen sweep, motorized solar blinds, multi-zone/level AC/heating, tankless endless hot water, garden beds with irrigation, fire table on deck with retractable roof, stamped concrete driveway, 220V power panel & hot/cold taps in garage. The perfect multigenerational home!

Built in 2014

### Essential Information

MLS® # E4437861

Price \$768,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,607
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1380 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2R6

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on May 24th, 2025 at 2:17pm MDT