

## \$424,880 - 2261 Casey Crescent, Edmonton

MLS® #E4453766

**\$424,880**

3 Bedroom, 2.50 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Nestled in the HEART of the South. Live in Cavanagh! Beautifully maintained, Air Conditioned and open concept plan. The main floor is blanketed in beautiful hardwood flooring, from the great room to the kitchen. The gourmet kitchen makes it easy to entertain, complete with quartz counter tops and stainless steal appliances. Relax in the primary bedroom, large enough for a king size bed, and features dual closets and 4pc ensuite. Two more bedrooms, and a second 4pc bath make this home great for families or to work from home. An unfinished basement allows for open opportunity to expand living space. The fully fenced private landscaped yard features a large deck and double detached garage off the back. This house is move-in ready and ideal for those hot summer days or your cozy evenings. ALL shopping & amenities are nearby!. Access to kilometres of walking trails along Blackmud Creek. Walking distance to the upcoming school!

Built in 2015

### Essential Information

MLS® #	E4453766
Price	\$424,880
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2261 Casey Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025  
Days on Market                1  
Zoning                              Zone 55  
HOA Fees Freq.                Annually

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