

# \$479,900 - 1689 Cavanagh Boulevard, Edmonton

MLS® #E4447365

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,660 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover a remarkable opportunity in the vibrant heart of Cavanagh! This brand-new Single-Family residence represents modern living at its finest. Spanning nearly 1,600 sqft, this beautifully crafted 3-Bedrooms and 3-Bathrooms home is a sanctuary of comfort and elegance. It includes a SEPARATE Side entrance for your convenience. As you step inside, you'll be drawn to the spacious living room featuring Luxury vinyl flooring, perfect for family get-togethers. The fully UPGRADED Kitchen, complete with latest Appliances. On the upper level, you'll find a Laundry room and a versatile BONUS Room, offering flexibility to suit your lifestyle. Enjoy the peacefulness of the park directly across the street. With an Unfinished basement awaiting your personal touch, this property presents endless opportunities for customization. Seize the chance to transform this stunning house into your forever home!

Built in 2022

## Essential Information

MLS® #	E4447365
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,660
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1689 Cavanagh Boulevard
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 13

Zoning Zone 55

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Listing information last updated on July 24th, 2025 at 7:47am MDT