\$799,900 - 194 Cavanagh Common, Edmonton

MLS® #E4424275

\$799.900

5 Bedroom, 3.00 Bathroom, 2,502 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

REGULAR LOT! Perfect Home in the desirable community of CAVANAGH backing on to RAVINE with Spice Kitchen featuring 2500 sq ft of living space with 5 bedrooms and 3 bathrooms. Home features an open-to-above foyer, a spacious living room with large windows and an electric fireplace, and a bright kitchen with huge quartz WATERFALL countertops. The main floor also includes a bedroom, a large dining nook, spice kitchen, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 3 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall.All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks.MUST SEE!!



Essential Information

MLS® # E4424275 Price \$799,900







Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,502

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 194 Cavanagh Common

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4H4

Amenities

Amenities Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement

Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Public Transportation, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Dr. Lila Fahlman

Middle Dr. Lila Fahlman

High Dr. Anne Anderson

Additional Information

Date Listed March 6th, 2025

Days on Market 102

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 June 16th, 2025 at 12:02am MDT