

## \$544,900 - 2587 Cole Crescent, Edmonton

MLS® #E4453233

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

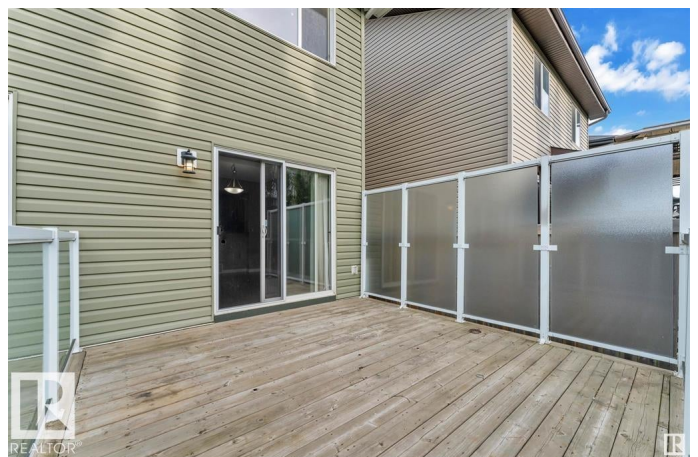
Callaghan, Edmonton, AB

This fully finished, fenced, freshly painted 2-storey 1793 sqft family home offers 4 bedrooms, 3.5 bathrooms, a spacious bonus room, and an inviting living room with gas fireplace. The kitchen features stainless steel appliances, a corner pantry, breakfast bar, and generous dinette with access to the deck and backyard perfect for summer BBQs. Upstairs you'll find a versatile bonus room ideal for movie nights, playtime, or a home office. The primary bedroom fits king-sized furniture and includes a walk-in closet and private ensuite with a deep soaker tub for two. Two additional bedrooms and a full bath complete the upper level. The fully finished basement ( 722 sqft) includes a 4th bedroom, full bath, games/exercise area, and a hidden kids's™ playroom tucked behind built-in shelving. Additional highlights: Hardwood floors, Central A/C, and a great location close to trails, schools, and shopping. A move-in ready home with space for the whole family!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453233  |
| Price     | \$544,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,794                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2587 Cole Crescent |
| Area        | Edmonton           |
| Subdivision | Callaghan          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2A3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                17  
Zoning                              Zone 55

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