

\$350,000 - 107 Callaghan Drive, Edmonton

MLS® #E4462696

\$350,000

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Condo / Townhouse on 0.00 Acres

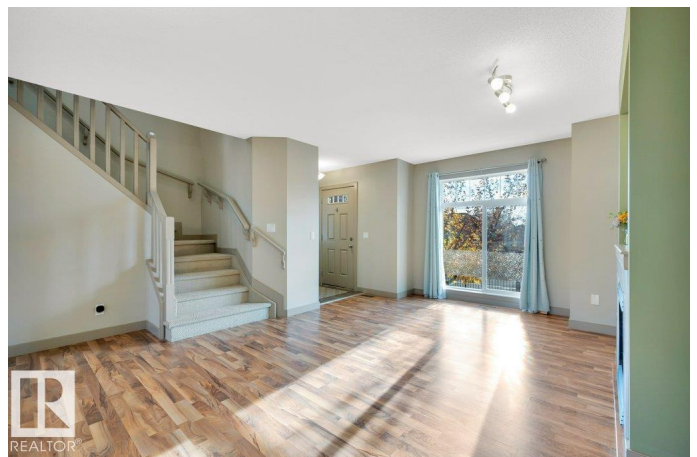
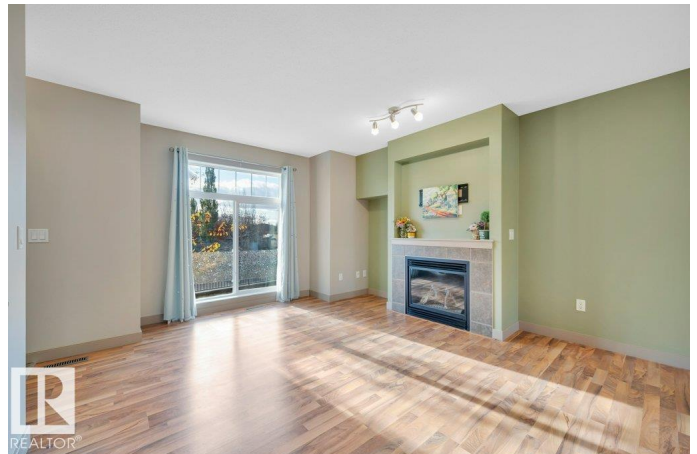
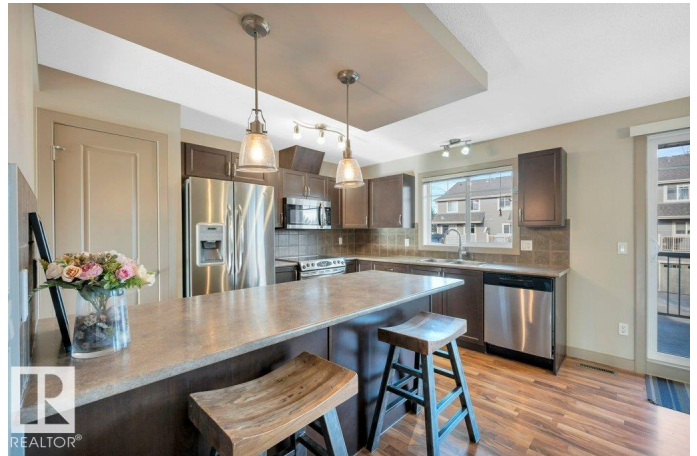
Callaghan, Edmonton, AB

This air-conditioned end-unit townhome is spotless and move-in ready! The south-facing living room is bright and welcoming, with extra windows that fill the space with natural light. A cozy gas fireplace adds warmth and charm, making it a perfect spot to relax. Enjoy a separate dining area and an eat-in kitchen featuring stainless steel appliances and stylish pendant lighting. Step out onto the spacious balcony with a gas line—ideal for outdoor lounging or entertaining. Upstairs offers two generously sized primary bedroom suites, each with walk-in closets and full bathrooms. The laundry area is conveniently located on the upper level. Downstairs, the finished basement boasts nearly 9'™ ceilings, a large family room, and a handy 2-piece bathroom—perfect for a home office, media room, or guest space. Located just half a block from the scenic Blackmud Creek ravine trail, this home offers easy access to nature and peaceful walks.

Built in 2008

Essential Information

MLS® #	E4462696
Price	\$350,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,427
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	107 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J8

Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 17th, 2025
Days on Market 8
Zoning Zone 55
Condo Fee \$328

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