

\$684,900 - 1804 Collip View, Edmonton

MLS® #E4429151

\$684,900

4 Bedroom, 3.00 Bathroom, 2,083 sqft
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

This stunning home in family-friendly CAVANAGH has it all! BACKS ONTO WALKING TRAILS, SEPERATE ENTRANCE TO BASEMENT & Boasting a total of 4 BEDROOMS & 3 FULL BATHS, it features a MAIN FLOOR BEDROOM + BATH—perfect for guests or extended family. Enjoy 9-FT CEILINGS, AIR CONDITIONING, AND ABUNDANT NATURAL LIGHT throughout. The modern kitchen impresses with EXOTIC QUARTZ COUNTERS, SLEEK CABINETS, A LARGE ISLAND, AND A WALK-THROUGH PANTRY. Upstairs, you’ll find 3 SPACIOUS BEDROOMS, A BONUS ROOM, LAUNDRY, AND A LUXURIOUS PRIMARY SUITE with a WALK-IN CLOSET, HIS & HERS SINKS, AND A WALK-IN SHOWER. Step outside to a FULLY LANDSCAPED, FENCED YARD BACKING ONTO A SCENIC WALKING TRAIL. Located just minutes from BLACKMUD CREEK, DR. ANNE ANDERSON HIGH SCHOOL, SOUTH EDMONTON COMMON, SUPERSTORE, SAVE-ON-FOODS, AND MORE, with quick access to HENDAY, HIGHWAY 2, AND CENTURY PARK LRT. The SEPARATE ENTRANCE BASEMENT is ready for a FUTURE 2-BEDROOM IN-LAW SUITE. —this home is a MUST-SEE!

Built in 2022

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4429151 |
| Price | \$684,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,083 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1804 Collip View |
| Area | Edmonton |
| Subdivision | Cavanagh |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1A8 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 5 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Landscaped, Playground Nearby, Schools, |

| | |
|--------------|--------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School |
| Middle | D.S. MacKenzie School |
| High | Dr. Anne Anderson School |

Additional Information

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|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 55 |

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Listing information last updated on April 15th, 2025 at 10:32am MDT