

## \$629,000 - 1314 Cunningham Drive, Edmonton

MLS® #E4441296

**\$629,000**

4 Bedroom, 3.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this stunning 2,408 sq. ft. home in a prime location, offering the perfect blend of space, comfort, and high-end finishes. With 4 spacious bedrooms upstairs, a main-floor den, and a bonus room, this home is perfect for families or those needing extra space. The open-concept main floor features tile and hardwood flooring, a bright living area, cozy dining space, and a modern kitchen complete with granite countertops, custom millwork, and ample cabinetry. Upstairs, the luxurious primary suite boasts a jetted jacuzzi tub, double sinks, a separate shower, and granite finishes throughout. Two additional bathrooms provide added convenience, each designed with the same elevated finishes. Enjoy the outdoors in your fully fenced backyard with a deck—perfect for relaxing or entertaining guests. A double attached garage offers ample parking and storage. Situated in a desirable neighborhood near schools, parks, and everyday amenities, this home combines style, quality, and in an unbeatable neighbourhood.

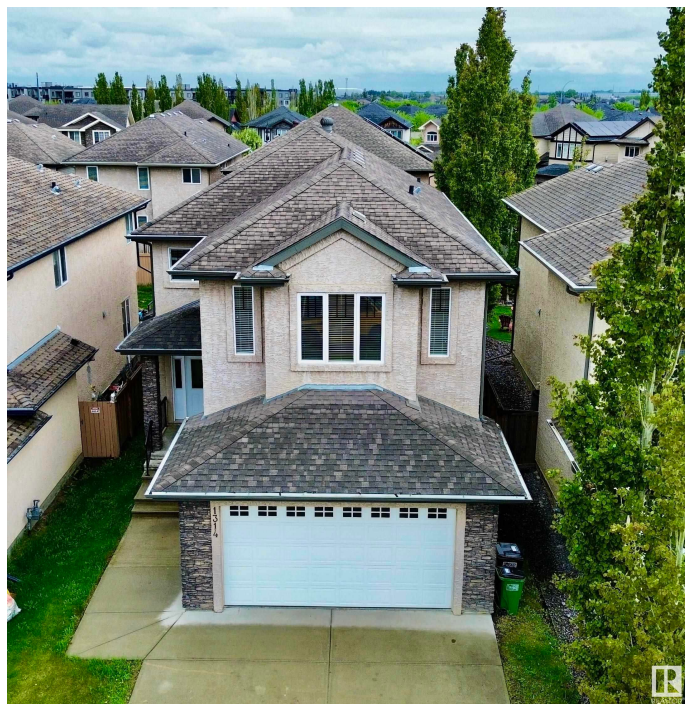
Built in 2010

### Essential Information

MLS® # E4441296

Price \$629,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,408                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1314 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### Additional Information

Date Listed June 9th, 2025

Days on Market 7

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 7:17am MDT