

\$664,900 - 1804 Collip View, Edmonton

MLS® #E4441348

\$664,900

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® #	E4441348
Price	\$664,900
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

Elementary Dr. Lila Fahlman School

Middle D.S. MacKenzie School

High Dr. Anne Anderson School

Additional Information

Date Listed June 9th, 2025

Days on Market 29

Zoning Zone 55

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