

## \$434,900 - 1694 Cunningham Way, Edmonton

MLS® #E4457773

**\$434,900**

2 Bedroom, 2.50 Bathroom, 1,267 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this stylish half duplex in the desirable, family-friendly community of Callaghan in Southwest Edmonton that blends modern living with natural charm. The open concept main floor of this stylish half-duplex is perfect for entertaining, featuring a spacious living room with a cozy gas fireplace, a bright dining area with access to your patio and back yard oasis, and a modern kitchen with plenty of cabinetry and counter space as well as a corner pantry. A convenient 2-piece bath completes the main level. Upstairs, you'll find two impressive California Primary suites, each with its own 4-piece ensuite and walk-in closet(s) – ideal for guests, roommates, or a private retreat. The upper floor also offers a laundry area and a versatile flex space, perfect for a home office, reading nook or cozy family room. The basement is a blank canvas awaiting your finishing and decorative style. This property is nestled beside the scenic Blackmud Creek Ravine, and offers residents peaceful walking trails, a central

Built in 2012

### Essential Information

MLS® # E4457773

Price \$434,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,267         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1694 Cunningham Way |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0W5             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Mantel, Tile Surround                                                                                                 |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Asphalt, Vinyl |
| Exterior Features | Fenced               |
| Roof              | Asphalt Shingles     |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| 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 September 16th, 2025 at 7:32am MDT