

Courtesy Of Kelly A Grant Of Sweetly

## **\$450,000 - 2536 Casey Way, Edmonton**

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MLS® #E4429370

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,515 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 2-storey half-duplex in the community of Cavanagh. Offering 1,514 sq. ft. of space, this home is perfect anyone looking for a convenient and modern lifestyle. The main floor boasts a functional layout, featuring a well-equipped kitchen w/ a central island with quartz countertops, S/S appliances and a pantry for added storage. The open-concept design connects seamlessly to the living room and dining area, making it ideal for entertaining. A 2-pc bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, incl. a primary suite w/ a walk-in closet and a 3-pc ensuite for added comfort. The bonus room is a perfect space for a home office or play area. A 4-pc bathroom serves the other 2 bedrooms. Outside, the south-west, fenced backyard offers a private retreat with a deck. Located near the airport, schools, playgrounds, bus stops, and grocery stores, this home provides the perfect balance of comfort and convenience. Don't miss out on this fantastic opportunity!



Built in 2017

### **Essential Information**

MLS® #                    E4429370

Price                        \$450,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2536 Casey Way
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N3

### **Amenities**

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta MacAdams School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson High

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	11
Zoning	Zone 55

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