

## \$459,900 - 1301 Cunningham Drive, Edmonton

MLS® #E4448836

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

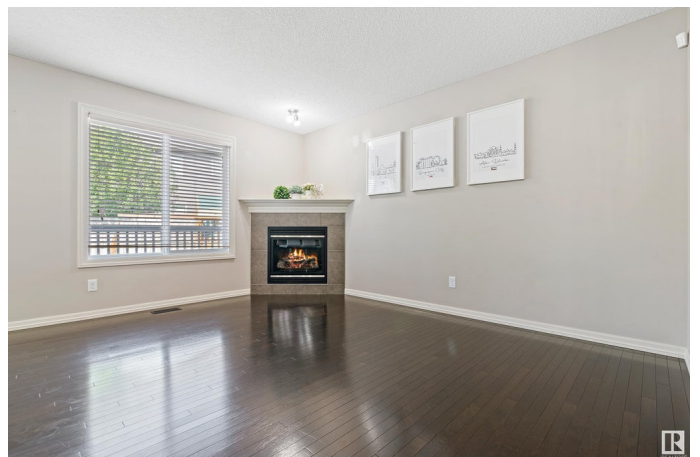
Callaghan, Edmonton, AB

Welcome to this beautifully maintained half duplex with CENTRAL AC, attached garage & driveway parking. Ideally located within walking distance of scenic walking trails, parks & convenient amenities. Step inside and discover the gleaming hardwood floors throughout the main level with an open concept space. Enjoy the spacious & bright living room with gas fireplace, kitchen with ample cabinet & granite counter space + island for extra seating, & a dining area with lots of light + access to the private yard. A 2-piece washroom + laundry complete the main level. Upstairs you will find the spacious primary bedroom with a walk-in closet + full bathroom, 2nd & 3rd bedrooms + 2nd full bathroom on this level. Fully finished basement has a family room, a bedroom + 3rd full bathroom! Perfect home for a family or young professionals looking for comfort & style. Easy access Edmonton International Airport & shops! Great family neighbourhood!

Built in 2010

### Essential Information

MLS® #	E4448836
Price	\$459,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1301 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

### Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	7
Zoning	Zone 55

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Listing information last updated on July 27th, 2025 at 7:47am MDT