

## \$449,900 - 2604 Casey Way, Edmonton

MLS® #E4437821

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

**\*\*CAVANAGH\*\*SOUTH EDMONTON\*\***. This elegant two-storey half-duplex, built in 2017, is ideally situated on a quiet street in the desirable Cavanagh community. The kitchen is a standout feature, equipped with stainless steel appliances, granite countertops, premium cabinetry, and stylish pendant lightingâ€”perfect for anyone who enjoys cooking and entertaining. Just off the kitchen, the dining area offers plenty of space and overlooks a 10' x 12' deck and a fully landscaped backyard, ideal for outdoor gatherings. The main floor also includes a spacious living room complete with a sleek gas fireplace, creating a cozy yet modern ambiance. Upstairs, the primary bedroom is filled with natural light and includes a generous walk-in closet and a well-appointed 4-piece ensuite. The second floor also offers a full laundry room with ample storage, an additional 4-piece bathroom, and two more well-sized bedrooms.

Built in 2016

### Essential Information

MLS® #	E4437821
Price	\$449,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2604 Casey Way
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N2

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	37
Zoning	Zone 55



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