

# \$449,900 - 2023 Cavanagh Drive, Edmonton

MLS® #E4445826

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,174 sqft  
Single Family on 0.00 Acres

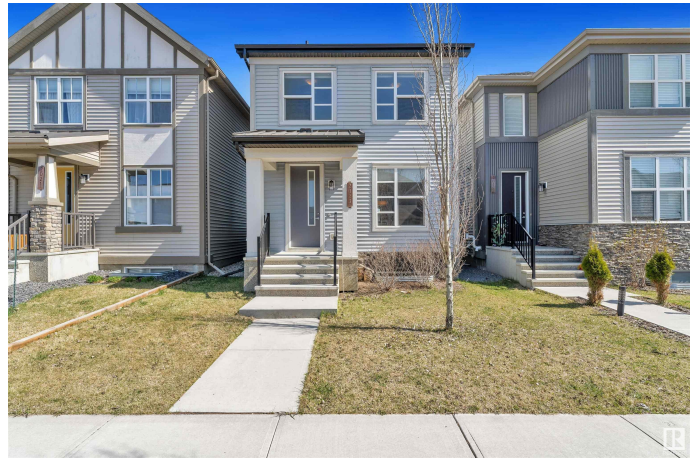
Cavanagh, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home. This residence showcases a flowing, open-concept floor plan designed to maximize functionality and comfort. Oversized windows throughout the home allow natural light to flood the interior, creating a bright, airy atmosphere that complements the modern finishes and tasteful design choices. The main living areas are spacious and inviting, ideal for both everyday living and entertaining guests. Upstairs, generously sized bedrooms provide ample space for relaxation, while the primary suite offers a private retreat complete with an ensuite bathroom. Outdoors, the fully landscaped and fenced backyard offers privacy and tranquility, perfect for gatherings, gardening, or quiet enjoyment. A double detached garage provides ample parking and additional storage space. This property has been impeccably cared for and reflects true pride of ownership.

Built in 2016

## Essential Information

MLS® #	E4445826
Price	\$449,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2023 Cavanagh Drive
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M6

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, 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, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                3

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 July 7th, 2025 at 12:47pm MDT