

\$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	3
Zoning	Zone 55

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