Courtesy Of Taylor J Hack Of RE/MAX River City

$375,000 - 1323 Cunningham Drive, Edmonton

MLS® #E4463984

$375,000
3 Bedroom, 2.50 Bathroom, 1,409 sqft
Single Family on 0.00 Acres

Callaghan, Edmonton, AB

No condo fees - Affordable Duplex in Callaghan. Visit the REALTORÂ®â€™s website for more details. This 2-Storey Half-Duplex is family-sized with three bedrooms upstairs & over 1,400 sq. ft. above grade. Think upstairs as a retreat, the main-floor for gathering, & an unfinished basement for storage & to grow into. At this size, the primary bedroom is spacious & features an ensuite bathroom so you don't have to share with the kids plus main floor laundry. Out front, there's parking for four with both a Double Attached Garage & a Driveway; then in the back, it's a pet-ready, west facing, fully-fenced yard with a new deck. The fresh paint & new carpet deliver a move-in-ready experience to a great family oriented community. Callaghan borders the Blackmud Creek Ravine, a natural reserve with trails for hiking biking & dog walking. From here, it's easy to zip to the Edmonton International Airport or enjoy Premium Shopping & Entertainment at South Edmonton Common. Park inside & pay no condo fees. Welcome home.

Built in 2009

Essential Information

MLS® #	E4463984
Price	$375,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1323 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1R8

Amenities

Amenities	On Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl

Exterior Features	Airport Nearby, Fenced, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	Zone 55

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Listing information last updated on November 3rd, 2025 at 8:17am MST