

## \$449,900 - 1692 Cunningham Way, Edmonton

MLS® #E4463648

**\$449,900**

2 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautiful half duplex in the family friendly community of Callaghan. The main floor features hardwood throughout, a bright living room with a cozy gas fireplace, and a kitchen complete with an eat-up bar and corner pantry. The fully finished basement provides a spacious family or flex room and a full bathroom, ideal for guests or recreation. The second level offers exceptional functionality with two generous bedrooms, each with its own full ensuite and walk-in closet, essentially creating two primary suites. A bonus room and convenient upstairs laundry add to the comfort. Enjoy the beautifully landscaped backyard featuring a deck, gazebo, and full fencing, plus the added privacy of a walking path behind the home rather than direct rear neighbours. With a double attached garage and close proximity to parks, playgrounds, schools, shopping, and more, this is an excellent opportunity in a desirable location.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463648  |
| Price     | \$449,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,475         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1692 Cunningham Way |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0W5             |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck, Gazebo, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

Date Listed            October 27th, 2025

Days on Market      8

Zoning                Zone 55

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Listing information last updated on November 4th, 2025 at 4:03pm MST