

Courtesy Of Jarred Lusk and Jordan C Seitz Of Real Broker

## \$429,900 - 823 Cavanagh Heath Heath, Edmonton

MLS® #E4425570

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this immaculate 3-bed, 2.5-bath half duplex in Cavanagh! Featuring an open floor plan with modern quartz countertops, this home is designed for both style and functionality. The bright and spacious main floor flows seamlessly from the kitchen to the dining and living areas, making it perfect for entertaining. Upstairs, you'll find a bonus room—ideal for a home office, play space, or second living area—along with upstairs laundry for added convenience. The primary suite boasts a walk-in closet and ensuite, while two additional bedrooms offer plenty of space for family or guests. Step outside to enjoy the fully fenced and landscaped yard, perfect for relaxing or hosting BBQs, with central air conditioning ready for those hot summer days. Located in a fantastic community, this home is just steps from green spaces, walking paths, and a beautiful pond, with schools, shopping, and major roadways nearby. Move in ready and waiting for you! Welcome home!

Built in 2018

### Essential Information

MLS® #	E4425570
Price	\$429,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	823 Cavanagh Heath Heath
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Y1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Roberta Macadams
Middle	D.S Mackenzie
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 55

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Listing information last updated on March 14th, 2025 at 11:47am MDT