

## \$379,000 - 1633 Cunningham Way, Edmonton

MLS® #E4448769

**\$379,000**

3 Bedroom, 2.50 Bathroom, 1,563 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Presenting an modern three-story brownstone townhome in a premier park-facing location, this meticulously maintained residence features a double tandem garage and flex space on the lower level, an open-concept main floor with upgraded kitchen and balcony access, two bedrooms with a 4-piece bath on the second level, and a luxurious primary suite with private balcony and 5-piece spa ensuite on the top floor, all within walking distance to Blackmud Creek Ravine, recreation facilities, and major amenities, with convenient access to the Anthony Henday and Edmonton International Airport.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4448769          |
| Price          | \$379,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,563             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1633 Cunningham Way |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0V8             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Tandem |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Stone |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stone |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 55         |
| Condo Fee      | \$340           |

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Listing information last updated on September 17th, 2025 at 4:33pm MDT