

## \$425,000 - 1323 Cunningham Drive, Edmonton

MLS® #E4463984

**\$425,000**

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 REALTOR®'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 \$425,000



|                |               |
|----------------|---------------|
| 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 | 5                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 4th, 2025 at 5:17pm MST