

\$589,000 - 2807 Collins Crescent, Edmonton

MLS® #E4436512

\$589,000

3 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Nestled in the coveted Cavanagh neighborhood, this stunning home with almost 2400 sq ft in total livable area boasts 3 bedrooms, 3.5 baths, and modern elegance. The open-concept main floor dazzles with a chef's kitchen featuring stainless steel appliances, quartz countertops, lots of cabinets and a breakfast bar, flowing into a spacious living area with a natural gas fireplace. Large windows flood the upstairs bedrooms with light, complemented by a spacious bonus room and convenient laundry. The finished basement offers a large rec room and full bath. Step outside to a fenced backyard with an oversized deck, ideal for summer BBQs, and enjoy proximity to scenic nature walking paths. With a double attached garage, air conditioning, and pride of ownership shining through, this like-new home is move-in ready. Don't miss your chance to own this gem in a vibrant, family-friendly community that will continue to grow with a new 1-9 grade catholic grade school opening in 2027 and day care in walking distance.

Built in 2019

Essential Information

MLS® # E4436512

Price \$589,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2807 Collins Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4G8

Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 15th, 2025

Days on Market 3

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2025 at 8:32pm MDT