

## \$434,000 - 2404 Casselman Crescent, Edmonton

MLS® #E4442504

**\$434,000**

3 Bedroom, 2.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

3 BEDROOM Fully UPGRADED half duplex with 2.5 baths, hardwood floors, granite countertops, stainless steel appliances and a dual shower ensuite bathroom! With the unique opportunity for a mother in law suite thanks to the door installed before the kitchen, you will not find a home like this on the market! Kept in meticulous condition with a spacious FULLY FENCED backyard, nice easy to manage landscaping BBQ Gas line, and a single attached garage! Other perks include a desirable location in the very walkable and convenient Callaghan neighborhood close to a major grocery store, with easy access to Highway 2, and the airport!

Built in 2011

### Essential Information

MLS® #	E4442504
Price	\$434,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	2011
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2404 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W2

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Single 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
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 55

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