

\$553,800 - 1176 Christie Vista, Edmonton

MLS® #E4460496

\$553,800

4 Bedroom, 3.50 Bathroom, 1,629 sqft
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

First-time home buyer & investor ALERT!
Beautiful west-facing single-family home in one of Edmonton’s fastest-growing neighbourhoods. Features 9’ ceilings, open-concept layout, luxury vinyl plank flooring, and a modern kitchen with high-gloss cabinets and large quartz island. Upper floor includes 3 spacious bedrooms, including a primary suite with walk-in closet, 2 custom closets, and a 5-piece ensuite with soaker tub and stand-alone shower. LEGAL BASEMENT SUITE with private entrance, bedroom, and storage – perfect for rental income or extended family. Enjoy a large deck, fenced yard with dual side gates, and double detached garage. Triple-pane windows and high-efficiency furnace offer year-round comfort. Close to schools (incl. future K-9), shopping, transit, parks, and Anthony Henday.

Built in 2020

Essential Information

MLS® #	E4460496
Price	\$553,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,629



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1176 Christie Vista
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S5

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home, Walk-up Basement, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025
Zoning Zone 55

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