

Courtesy Of Sarju P Ranjit Of Exp Realty

# \$687,900 - 1824 Collip View, Edmonton

MLS® #E4424821

**\$687,900**

5 Bedroom, 3.00 Bathroom, 2,244 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

An exquisite brand new 2-storey house in sought-after community of Cavanagh, positioned beautifully with a ravine backdrop. This 2,200+ sq.ft. home offers 5 bedrooms and 3 full bath. Located at convenient access to amenities, Highway 2, 41 Ave, and the airport. Highlights include a welcoming 9 ft height ceiling, cozy fireplace, and main floor bedroom with a full bath. The stunning kitchen showcases stainless steel appliances, a spacious island, and quartz countertops. Enjoy captivating ravine views from the living and dining areas. Upstairs, discover a master suite, versatile bonus room, 3 bedrooms, 1 full bath and 5PC ensuite. An unfinished basement with a separate entrance awaits your personal touch or income generation legal basement suite potential. Immerse yourself in this remarkable home, perfectly blending style, functionality, and natural beauty. Envision the possibilities that await you in this extraordinary residence. BUYERS NOTE: ALL DECORS & FURNITURES ARE NEGOTIABLE AS IT.

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424821  |
| Price    | \$687,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,244                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1824 Collip View |
| Area        | Edmonton         |
| Subdivision | Cavanagh         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5C7          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, See Remarks, HRV System |
| Parking   | Double Garage Attached                                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 9th, 2025

Days on Market      30

Zoning                 Zone 55

HOA Fees              200

HOA Fees Freq.      Annually

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Listing information last updated on April 8th, 2025 at 4:47am MDT