

\$614,900 - 2722 Collins Crescent, Edmonton

MLS® #E4446456

\$614,900

2 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

1300 Sq Ft, 1 Bed + Den Up, 1 Bed Down, 2.5 Baths, F/F Bsmt. Built in 2018 and upgraded throughout - a perfect blend of luxury, functionality & low-maintenance living. Step inside to find a warm and stylish interior featuring dark accent walls, modern light fixtures, & a beautiful kitchen w/ gas stove, perfect for the at-home chef. The open-concept main floor includes 1 bedroom plus a den & the F/F Bsmt w/ one bedroom and full bath. TONS of storage. Outside is where this home truly shines. The West facing 28 ft x 20 ft two-tier StoneTile deck is an entertainer's dream complete with a gas line to firepit, BBQ gas line, and serene pond views. With deck piles sunk 8 ft deep into the sloped lot, this outdoor space is both secure and striking. The landscaped yard features decorative rock and no grass, making it almost maintenance-free. Even the front yard boasts premium artificial turf, ensuring year-round curb appeal with little effort. Heated garage w/ 220V outlet, floor drain & 8ft overhead door.

Built in 2018

Essential Information

MLS® # E4446456

Price \$614,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2722 Collins Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X4

Amenities

Amenities	Deck, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 8th, 2025
Days on Market	40
Zoning	Zone 55

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