

Courtesy Of Kelly A Grant Of Sweetly

## **\$450,000 - 2536 Casey Way, Edmonton**

MLS® #E4425708

### **\$450,000**

3 Bedroom, 2.50 Bathroom, 1,515 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 2-storey half-duplex in the community of Cavanagh. Offering 1,514 sq. ft. of space, this home is perfect anyone looking for a convenient and modern lifestyle. The main floor boasts a functional layout, featuring a well-equipped kitchen w/ a central island with quartz countertops, S/S appliances and a pantry for added storage. The open-concept design connects seamlessly to the living room and dining area, making it ideal for entertaining. A 2-pc bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, incl. a primary suite w/ a walk-in closet and a 3-pc ensuite for added comfort. The bonus room is a perfect space for a home office or play area. A 4-pc bathroom serves the other 2 bedrooms. Outside, the south-west, fenced backyard offers a private retreat with a deck. Located near the airport, schools, playgrounds, bus stops, and grocery stores, this home provides the perfect balance of comfort and convenience. Don't miss out on this fantastic opportunity!

Built in 2017

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4425708  |
| Price  | \$450,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,515         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2536 Casey Way |
| Area        | Edmonton       |
| Subdivision | Cavanagh       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3N3        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Brick, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Roberta MacAdams School |
| Middle     | Dr. Lila Fahlman School |
| High       | Dr. Anne Anderson High  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 55          |

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Listing information last updated on April 4th, 2025 at 6:47am MDT