

# \$341,500 - 81 1776 Cunningham Way, Edmonton

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MLS® #E4426824

## \$341,500

3 Bedroom, 2.50 Bathroom, 1,215 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to Callaghan Landing! If home is where the heart is, your heart will fall in love here. Family friendly neighborhood, close to all amenities, 15 min from Rabbit hill, moments away from numerous parks, walking paths, ponds, spray park, shopping, schools, public transit and so much more! There is so much to soak in in this community you simply have to see it. This beautifully maintained 2-story corner unit features 3 spacious bedrooms, 3 bathrooms (two 4 piece bathrooms upstairs & a half bath on the main floor) a double attached garage, ample natural light, an open concept flow layout, a U-shaped kitchen with stainless steel appliances, plenty of cupboard space, a humble deck off the dining area, in unit laundry conveniently off the garage entry way. Over 1200 sqft waiting for you to call home, opportunities await!



Built in 2013

## Essential Information

MLS® #	E4426824
Price	\$341,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,215

Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	81 1776 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J5

### **Amenities**

Amenities	On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 13

Zoning Zone 55

Condo Fee \$294

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