

## \$449,900 - 2604 Casey Way, Edmonton

MLS® #E4437821

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

**\*\*CAVANAGH\*\*SOUTH EDMONTON\*\***. This elegant two-storey half-duplex, built in 2017, is ideally situated on a quiet street in the desirable Cavanagh community. The kitchen is a standout feature, equipped with stainless steel appliances, granite countertops, premium cabinetry, and stylish pendant lighting—perfect for anyone who enjoys cooking and entertaining. Just off the kitchen, the dining area offers plenty of space and overlooks a 10' x 12' deck and a fully landscaped backyard, ideal for outdoor gatherings. The main floor also includes a spacious living room complete with a sleek gas fireplace, creating a cozy yet modern ambiance. Upstairs, the primary bedroom is filled with natural light and includes a generous walk-in closet and a well-appointed 4-piece ensuite. The second floor also offers a full laundry room with ample storage, an additional 4-piece bathroom, and two more well-sized bedrooms.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437821  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,617         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2604 Casey Way |
| Area        | Edmonton       |
| Subdivision | Cavanagh       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3N2        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Fireplace         | Yes                                                                                      |
| Fireplaces        | None                                                                                     |
| Stories           | 2                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Unfinished                                                                         |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 55        |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 5:17am MDT