

# **\$620,000 - 631 Cantor Landing Landing, Edmonton**

MLS® #E4444226

**\$620,000**

3 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this immaculately maintained bungalow in the prestigious community of Callaghan! On the main floor you'll discover a generous primary bedroom featuring a luxurious 5-piece ensuite and walk-in closet. The living room showcases beautiful hardwood flooring, a cozy fireplace, and soaring windows that flood the space with natural light. The gourmet kitchen boasts a stunning granite island, pantry, and adjacent dining area perfect for family meals. The basement level is fully finished offering another fireplace, expansive recreation area, and professionally deep-cleaned carpets. Down here you'll also find 2 spacious bedrooms, full bathroom, and abundant storage space. This home features a double attached garage and contemporary deck ideal for barbecuing and outdoor dining. HOA fees include snow removal and lawn maintenance ensuring carefree living year-round. Just minutes away you'll find parks, green spaces, and a thriving shopping complex.

Built in 2012

## **Essential Information**

MLS® # E4444226

Price \$620,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	631 Cantor Landing Landing
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V6

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	56
Zoning	Zone 55
HOA Fees	160
HOA Fees Freq.	Monthly

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