

## \$715,000 - 722 Caine Boulevard, Edmonton

MLS® #E4461447

**\$715,000**

4 Bedroom, 3.50 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

LOCATED DIRECTLY ACROSS FROM THE WALKING PATH/BLACKMUD CREEK RAVINE THIS 2300 SQFT 2 STOREY HOME IS FULLY FINISHED, BOASTS A TOTAL OF 5 BEDS , 4 BATHS AND HAS A MATURE SOUTH FACING YARD! Step inside this former show home where pride of ownership is evident throughout this one owner home. The open concept but still traditional in nature offers a main floor dining room that separates the living room with a 2 sided gas fireplace. The kitchen boasts granite counters, s.s. Appliances and more cupboard and counter space then one could need. Your mature yard is the perfect oasis with a beautiful deck/pergola, large trees and shrubs, irrigation and loads of green space. The upstairs of this home is ideal for the growing family, with 4 large beds and 2 5pce baths. The primary bed has a walk in closet with custom shelving and an en-suite with jetted tub and stand alone shower. The fully finished basement is home to a 5th bed, rec room and more storage. New furnace and H2O tank plus AC to keep you cool in summer!

Built in 2010

### Essential Information

MLS® # E4461447

Price \$715,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,294                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 722 Caine Boulevard |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0R4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Double Sided, Glass Door                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 8                 |
| 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 October 15th, 2025 at 11:02pm MDT