

# \$869,999 - 2008 Collip Crescent, Edmonton

MLS® #E4444094

**\$869,999**

4 Bedroom, 4.00 Bathroom, 2,722 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Your dream home is almost here – and it’s a showstopper! Welcome to 2008 Collip Crescent SW, a striking 2,722 sq. ft. new build by ABS Edmonton Homes Ltd., set for completion this early fall in the sought-after community of Cavanagh. Perfectly located in Southwest Edmonton, this home is just steps from scenic ravine trails, offering the best of outdoor living without giving up city convenience. Inside, prepare to be wowed by the soaring open-to-above family room, a main floor den, and a spice kitchen that makes entertaining or multi-generational living effortless. Upstairs, you’ll find 4 generously sized bedrooms, including 2 with private ensuites and walk-in closets, plus a walk-in laundry room and 4 bathrooms in total – a room for everyone to live comfortably and in style. Add in a separate side entrance for future suite potential, and you’ve got the full package. This home blends smart design, luxurious finishes, and unbeatable location – don’t miss your chance to own a brand-new home in Cavanagh!



Built in 2025

## Essential Information

MLS® # E4444094  
Price \$869,999

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,722                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2008 Collip Crescent |
| Area        | Edmonton             |
| Subdivision | Cavanagh             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 4S5              |

### **Amenities**

|               |                                    |
|---------------|------------------------------------|
| Amenities     | Hot Water Natural Gas, See Remarks |
| Parking       | Double Garage Attached             |
| Is Waterfront | Yes                                |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Airport Nearby, Creek, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        59  
Zoning                    Zone 55

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