

## \$425,000 - 2028 Cavanagh Drive, Edmonton

MLS® #E4453590

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Exceptional value with a double detached garage and still plenty of space for the kids to play! Enjoy the benefits of low-maintenance landscaping, complete with a composite deck, concrete patio, and garden boxes—perfect for summer BBQs and easy outdoor living. Inside, 9-foot ceilings create a bright, open feel. The kitchen features rich cabinetry, quartz countertops, a central island for added storage, a pantry, and a sink overlooking the backyard. Luxury vinyl plank flooring runs throughout the main floor, with plush carpet upstairs for comfort. The upper level offers three bedrooms and two full bathrooms, including a primary suite with a large walk-in closet and private ensuite with pocket door. A 20x20 garage out back provides a home for your cars too! Also, the home was Built to Built Green Specifications to help lower your energy bills!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453590  |
| Price      | \$425,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,184         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2028 Cavanagh Drive |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M7             |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

Date Listed August 18th, 2025

Days on Market 23

Zoning Zone 55

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Listing information last updated on September 10th, 2025 at 3:17pm MDT