

\$400,000 - 1319 Cunningham Drive, Edmonton

MLS® #E4450268

\$400,000

2 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This well-maintained and squeaky clean home is move-in ready! The open concept main floor has hardwood floors, stainless steel appliances, a kitchen island with seating space, and a convenient 2p bath. The dining area has patio doors which lead out to a rear deck, the perfect spot for outdoor entertaining. Upstairs there are TWO king-sized bedrooms, both with walk-in closets and one has an ensuite with a large shower. The partially finished basement has the laundry area, lots of storage space, room for development and a rough-in for another bathroom. The fully-fenced sunny back yard is a great space for kids or pets to play. With several green spaces nearby, this is a fantastic community to call home!

Built in 2010

Essential Information

MLS® #	E4450268
Price	\$400,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1319 Cunningham Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R7

Amenities

Amenities	Deck, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	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
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	3

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 August 1st, 2025 at 9:32pm MDT