

## \$434,900 - 1694 Cunningham Way, Edmonton

MLS® #E4457773

**\$434,900**

2 Bedroom, 2.50 Bathroom, 1,267 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this stylish half duplex in the desirable, family-friendly community of Callaghan in Southwest Edmonton that blends modern living with natural charm. The open concept main floor of this stylish half-duplex is perfect for entertaining, featuring a spacious living room with a cozy gas fireplace, a bright dining area with access to your patio and back yard oasis, and a modern kitchen with plenty of cabinetry and counter space as well as a corner pantry. A convenient 2-piece bath completes the main level. Upstairs, you'll find two impressive California Primary suites, each with its own 4-piece ensuite and walk-in closet(s)—ideal for guests, roommates, or a private retreat. The upper floor also offers a laundry area and a versatile flex space, perfect for a home office, reading nook or cozy family room. The basement is a blank canvas awaiting your finishing and decorative style. This property is nestled beside the scenic Blackmud Creek Ravine, and offers residents peaceful walking trails, a central

Built in 2012

### Essential Information

MLS® # E4457773

Price \$434,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1694 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W5

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles

Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 12th, 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 September 15th, 2025 at 5:17am MDT