

## \$375,000 - 119 Callaghan Drive, Edmonton

MLS® #E4440557

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,832 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Premium location steps away from the walking trails at Blackmud Creek Ravine, this gorgeous end unit townhouse has a lot to offer! The perfect mix of city living surrounded by nature offers a balanced life most people are looking for! This air conditioned unit has two spacious bedrooms both with walk in closets and ensuites-perfect for guests and room mates. You'll find laundry on the upper floor too! Main level offers a bright and open kitchen with stainless appliances, a huge peninsula for prepping gourmet meals and a spacious dining and living room with a gas fireplace. You'll also find a 2 piece bathroom on this level. There are 2 balconies, one facing east for morning coffee and BBQs and the other west facing to enjoy the sunsets! The basement gives you easy access to outdoors, the double attached garage plus another living space and bathroom. Reasonable condo fees make this unit very affordable! Just move in and enjoy the summer! Close to shopping, restaurants, Anthony Henday and the airport.

Built in 2009

### Essential Information

MLS® # E4440557

Price \$375,000

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,832
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	119 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J8

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	17
Zoning	Zone 55
Condo Fee	\$328

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