

## \$789,900 - 2004 Collip Crescent, Edmonton

MLS® #E4442717

**\$789,900**

5 Bedroom, 4.00 Bathroom, 2,446 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

CORNER LOT || Opportunity to do selections for Fully upgraded & Custom Modern Detached Home. Open to above Living Area with Stunning feature wall. Main floor full br with fully custom full bath. BEAUTIFUL kitchen with centre island & quartz countertop. Spice Kitchen with lot of cabinets. 9 ft ceiling . Oak staircase leads to bonus rm with feature wall. Huge Primary br with feature wall, 5pc fully custom ensuite & W/I closet. Two more br's with attached jack & jill bathroom. Bedroom 4 also with access to ensuite bath. Laundry on 2nd floor with sink. Side entrance for basement. This house checks off all the columns ... fully loaded with all features, finishes ,upgrades, spice kitchen, open to above, custom feature walls..... and so much more.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442717  |
| Price          | \$789,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,446     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2004 Collip Crescent |
| Area        | Edmonton             |
| Subdivision | Cavanagh             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5C7              |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Corner Lot, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 55         |

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Listing information last updated on August 27th, 2025 at 10:17am MDT