

## \$629,900 - 2722 Collins Crescent, Edmonton

MLS® #E4446456

**\$629,900**

2 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

1300 Sq Ft, 1 Bed + Den Up, 1 Bed Down, 2.5 Baths, F/F Bsmt. Built in 2018 and upgraded throughout - a perfect blend of luxury, functionality & low-maintenance living. Step inside to find a warm and stylish interior featuring dark accent walls, modern light fixtures, & a beautiful kitchen w/ gas stove, perfect for the at-home chef. The open-concept main floor includes 1 bedroom plus a den & the F/F Bsmt w/ one bedroom and full bath. TONS of storage. Outside is where this home truly shines. The West facing 28 ft x 20 ft two-tier StoneTile deck is an entertainerâ€™s dreamâ€™ complete with a gas line to firepit, BBQ gas line, and serene pond views. With deck piles sunk 8 ft deep into the sloped lot, this outdoor space is both secure and striking. The landscaped yard features decorative rock and no grass, making it almost maintenance-free. Even the front yard boasts premium artificial turf, ensuring year-round curb appeal with little effort. Heated garage w/ 220V outlet, floor drain & 8ft overhead door.

Built in 2018

### Essential Information

MLS® # E4446456

Price \$629,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,306                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2722 Collins Crescent |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3X4               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                 |
| Is Waterfront  | Yes  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 12

Zoning Zone 55

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Listing information last updated on July 20th, 2025 at 11:32am MDT