

## \$949,888 - 169 Callaghan Drive, Edmonton

MLS® #E4440777

**\$949,888**

3 Bedroom, 3.00 Bathroom, 1,888 sqft

Single Family on 0.00 Acres

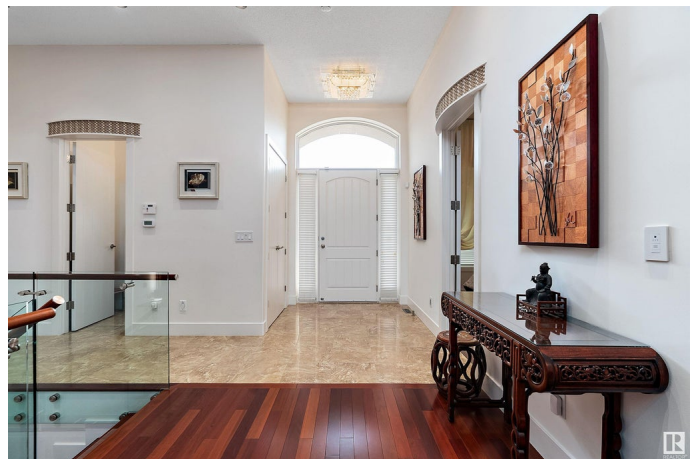
Callaghan, Edmonton, AB

Welcome home to unparalleled serenity and luxury within Callaghan's prestigious 7 Oaks! Built with concrete construction for unparalleled quiet and comfort, imagine yourself in over 1,800sf of stunning main-level living, featuring soaring 12' ceilings, warm Brazilian Cherry floors, rich maple cabinetry, & luminous quartz surfaces. The heart of this home is a chef's dream kitchen, boasting top-tier SubZero, Wolf, Miele, Bosch & GE Café® appliances, seamlessly flowing into a spacious living & dining area. Relax in 2 main-floor bedrooms, a dedicated office & a bright, airy 3-season sunroom. Discover nearly 3,600sf of total finished space, including a versatile basement with a bedroom, a flex room ideal for a gym or guest retreat & a bonus studio/office space. Also includes a spacious indoor heated garage workshop - ideal for projects! A rare find! HURRY!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440777  |
| Price          | \$949,888 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,888     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 169 Callaghan Drive |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0G6             |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Sunroom, See Remarks, HRV System |
| Parking Spaces | 5                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| Fireplaces        | Insert, Wall Mount                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                                                                           |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See |

|              |                           |
|--------------|---------------------------|
|              | Remarks, Partially Fenced |
| Roof         | Asphalt Shingles          |
| Construction | Concrete, Stone, Stucco   |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 61             |
| 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 6th, 2025 at 8:17pm MDT