

## \$525,000 - 2533 Cole Crescent, Edmonton

MLS® #E4459741

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

IF YOU LOVE PEACE & QUIET, YOU'LL LOVE THIS CRESCENT!!! DON'T MISS THIS ONE! This 2-storey AIR-CONDITIONED home sits on a regular lot and offers 1500 SQFT OF FUNCTIONAL LIVING SPACE with a bright and open design. The main floor features 9-foot ceilings, a MODERN KITCHEN with plenty of cabinetry, a spacious DINING AREA, and a welcoming LIVING ROOM perfect for family and friends. Upstairs you'll find a LARGE PRIMARY BEDROOM with WALK-IN CLOSET and ENSUITE, along with two additional bedrooms and a full bathroom. The BASEMENT is open and ready for your personal touch. Enjoy your hot summer BBQs in the private backyard with a BBQ gas line for summer fun and relaxation. DOUBLE ATTACHED GARAGE adds convenience. FANTASTIC LOCATION close to schools, shopping, parks, and quick access to major routes. MOVE-IN READY AND WAITING FOR YOU!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459741  |
| Price     | \$525,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,494                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2533 Cole Crescent |
| Area        | Edmonton           |
| Subdivision | Callaghan          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2A3            |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Patio |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached                     |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Brass Surround, Direct Vent, Fresh Air                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 19                   |
| 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 October 15th, 2025 at 6:47am MDT