

\$639,000 - 1813 Collip View View, Edmonton

MLS® #E4461398

\$639,000

3 Bedroom, 2.50 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning residence in the sought-after community of Cavanagh! This exceptional home boasts a perfect blend of style, functionality, and natural beauty. With its picturesque backdrop of walking trails and abundant natural light, this property is a true gem. Main floor half bath, ideal for guests or extended family, 9-ft ceilings, and plenty of natural light, Gourmet kitchen with: Stainless steel appliances, Exotic quartz counters, Sleek cabinets, Large island, Walk-through pantry, Upper Floor Retreat, 3 spacious bedrooms, including a luxurious primary suite with: Walk-in closet, His & hers sinks, Walk-in shower, Bonus room and laundry facilities Oasis in the Backyard, Fully landscaped and fenced yard backing onto scenic walking trail, Perfect for outdoor entertaining and relaxation Prime Location, Minutes from Black mud Creek, Dr. Anne Anderson High School, South Edmonton Common, Superstore Save-On-Foods, and more Quick access to Henday, Highway 2, and Century Park LRT.A Must-See Property

Built in 2022

Essential Information

MLS® # E4461398

Price \$639,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1813 Collip View View
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C7

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Commercial, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 8th, 2025
Days on Market	6
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 14th, 2025 at 6:17pm MDT