

\$899,998 - 169 Callaghan Drive, Edmonton

MLS® #E4461797

\$899,998

3 Bedroom, 3.00 Bathroom, 1,888 sqft
Single Family on 0.00 Acres

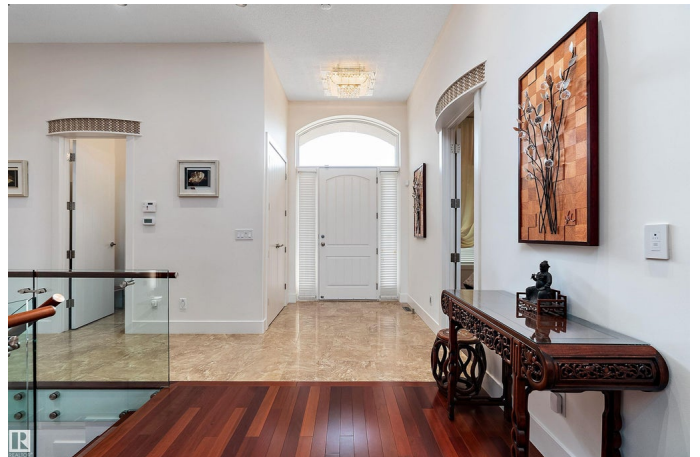
Callaghan, Edmonton, AB

Discover this rare find in Callaghan's™ prestigious 7 Oaks, a custom luxury home of concrete construction offering unmatched comfort. Enjoy over 1,800sf of elegant main-floor living with soaring 12' ceilings, Brazilian Cherry hardwood, rich maple cabinetry & luminous quartz. The chef's™ dream kitchen boasts SubZero, Wolf, Miele, Bosch & GE Café® appliances, flowing seamlessly into expansive living & dining areas designed for gatherings. Retreat to 2 spacious bedrooms, a private office & a sun-filled 3-season room ideal for relaxation or entertaining. Nearly 3,600 sf of finished space extends downstairs with a wet bar, bedroom, full bathroom, flex room (perfect gym/guest retreat) & bonus studio/office. An oversized heated double garage with dedicated workshop adds functionality. Perfectly blending sophistication, comfort & versatility, this exceptional residence is a superb opportunity for discerning down-sizers seeking effortless single-level living in a coveted enclave close to parks, trails & amenities.

Built in 2009

Essential Information

MLS® #	E4461797
Price	\$899,998



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, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Sprinkler System-Fire, Sunroom, See Remarks
Parking Spaces	5
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, 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, Stucco
----------	------------------

Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks
-------------------	---

Roof	Asphalt Shingles
------	------------------

Construction	Concrete, 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	October 10th, 2025
-------------	--------------------

Days on Market	4
----------------	---

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