

## \$489,000 - 2033 Cavanagh Drive, Edmonton

MLS® #E4448849

**\$489,000**

4 Bedroom, 3.50 Bathroom, 1,575 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this spacious & thoughtfully designed 4 bed, 3.5 bath home offering nearly 2,000 SqFt of fully finished living space—perfect for families or anyone seeking extra room and functionality. The bright & open main floor features a flowing layout ideal for both daily living & entertaining. The kitchen opens to a generous dining & living area, while large windows fill the space with natural light. Upstairs, you'll find 3 bedrooms, including a private primary suite with walk-in closet & ensuite. The fully finished basement provides additional living space, complete with a 4th bedroom, full bathroom & a versatile rec room—great for guests, a home office or a playroom. Outside, enjoy a fully landscaped & fenced backyard, plus the added privacy and accessibility of a corner lot. A double detached garage completes this move-in-ready home. Located in a family-friendly neighborhood close to parks, schools, shopping & major commuter routes, this home offers a perfect blend of comfort, style & convenience!

Built in 2015

### Essential Information

MLS® # E4448849

Price \$489,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2033 Cavanagh Drive |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                July 20th, 2025  
Days on Market        93  
Zoning                    Zone 55

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