

## \$839,900 - 2716 Collins Crescent, Edmonton

MLS® #E4427866

**\$839,900**

3 Bedroom, 2.50 Bathroom, 2,842 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this breathtaking dream home situated on a walkout lot backing onto a serene pond in Cavanagh! This stunning 2,841 sq. ft. residence features all the amenities you could wish for, including a walkout basement, pond view lot, and much more. The main floor offers a spacious flex room with a 2-piece bathroom, an open-concept layout with a kitchen island and upgraded stainless steel appliances, and a living room filled with natural light, an electric fireplace and views of the pond. Upstairs, you'll find an expansive master bedroom with a walk-in closet and a luxurious 5-piece ensuite, a large bonus room, two generously sized additional bedrooms, and another full bathroom. Ideally located with easy access to Hwy 2, Anthony Henday, schools, and the airport, this property is truly a rare find. Donâ€™t miss outâ€™opportunities like this donâ€™t come often!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427866  |
| Price      | \$839,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,842                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2716 Collins Crescent |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3X4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Walkout Basement, HRV System |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed March 27th, 2025

Days on Market 23

Zoning Zone 55

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