

# \$349,900 - 1651 Cunningham Way, Edmonton

MLS® #E4436681

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,593 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Modern brownstone-style 3-bedroom 3-bath condo in Callaghan offering rare outdoor space with 3 private patios including one off the primary suiteâ€”ideal for quiet mornings or evening relaxation. The open-concept main floor features high-end vinyl plank (2024), granite counters, espresso cabinetry and a peninsula island. Sliding doors off the kitchen lead to a sun-filled BBQ patio while the front concrete patio overlooks a peaceful parkâ€”a standout feature. The cozy living area includes a wood slat feature wall (2024) and subway-tiled fireplace cove (2021) & A/C! The top-floor primary retreat offers dual walk-in closets, patio access and a spa-like ensuite with a soaker tub and walk-in shower. The second floor has 2 bedrooms, a full bath and convenient upper laundry. The lower level includes an insulated double tandem garage, a 2-piece bath and a flex room. Steps from Blackmud Creek Ravine, parks, rec centre, Superstore and the new high school with quick access to the airport and Anthony Henday.

Built in 2014

## Essential Information

MLS® #	E4436681
Price	\$349,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1651 Cunningham Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Sprinkler System-Fire
Parking	Insulated, Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Brick, Stone
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Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	May 15th, 2025
Days on Market	6
Zoning	Zone 55
Condo Fee	\$339

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