

## \$900,000 - 726 Caine Boulevard, Edmonton

MLS® #E4437964

**\$900,000**

4 Bedroom, 3.00 Bathroom, 2,940 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this bright, immaculate, and beautifully maintained 2,900 sqf. custom-built gem in the prestigious community of Callaghan! This stunning 4-bedroom + den/office/guest room home features a grand living area, chef's kitchen with gas range, double-door pantry, dedicated dining space, and a full 4-piece bath on the main floor. Sun-filled windows showcase a lush, landscaped backyard with fruit trees, vegetable garden, and flower boxes. Upstairs, retreat to a luxurious primary suite with spa-like ensuite, plus three more spacious bedrooms—one with private balcony—and a 5-piece shared bath. Partially finished basement with a spacious flex room—perfect for a home gym, studio, or playroom—plus plenty of room left to bring your dream layout to life! Just steps from trails, ravines, a new waterpark, top-rated schools, and only 5 minutes to shopping. Smoke- and pet-free, steps to ravine and just 10 minutes to the airport. Callaghan blends natural beauty, modern living, and community charm—an unbeatable place to call home!

Built in 2011

### Essential Information

MLS® # E4437964

Price \$900,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,940
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	726 Caine Boulevard
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 3

Zoning Zone 55

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