

## \$524,800 - 2591 Cole Crescent, Edmonton

MLS® #E4460595

**\$524,800**

4 Bedroom, 3.50 Bathroom, 1,591 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

You Have To Check This Out! The Yard easily fits a pool, trampoline & jungle gym, and still has incredible space. Wow! Now step inside to your dream kitchen, with 9ft Island, 7ft deep walk-in pantry, an impressive amount of cabinetry, and top-of-the-line appliances. A total of 2,279 sq. ft. over 3 floors, this (one owner home) feels Larger, Functional, and Spacious, all in the Right Places. With 4 bright, generous bedrooms, large closets, 3 and one 1/2 baths and a conveniently located laundry room. And yes, a fully finished basement. Perfect for entertaining with space for a games table, snacks from the wet bar, then cozy up by the fireplace. Other highlights Inc: central A/C, newer furnace, large storage/utility room and cool Gemstone Led lighting that change colors & enhance the exterior elevation on all occasions. Donâ€™t miss the URL tour, explore every detail that blend the privacy with exceptional value. "Dare to compare this home in the popular neighbourhood of Callaghan!" located by Blackmud Creek.

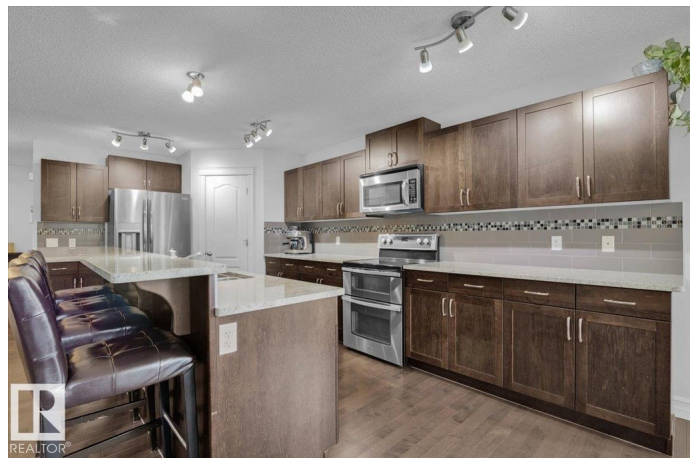
Built in 2011

### Essential Information

MLS® # E4460595

Price \$524,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,591                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2591 Cole Crescent |
| Area        | Edmonton           |
| Subdivision | Callaghan          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2A3            |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                                            |
| Parking        | 2 Outdoor Stalls, Double Garage Attached, Insulated, Parking Pad Cement/Paved                                                                                                                |

### Interior

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

### Exterior

|          |                             |
|----------|-----------------------------|
| Exterior | Wood, Asphalt, Stone, Vinyl |
|----------|-----------------------------|

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                                  |
| Construction      | Wood, Asphalt, Stone, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 55           |

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Listing information last updated on October 15th, 2025 at 6:17am MDT