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## **\$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. Don't miss out on opportunities like this don'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, Window Coverings, Washers-Two
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 5

Zoning Zone 55

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Listing information last updated on April 1st, 2025 at 6:17pm MDT