

\$639,900 - 1804 Collip View, Edmonton

MLS® #E4451808

\$639,900

4 Bedroom, 3.00 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

This stunning home in family-friendly CAVANAGH has it all! BACKS ONTO WALKING TRAILS, SEPERATE ENTRANCE TO BASEMENT & Boasting a total of 4 BEDROOMS & 3 FULL BATHS, it features a MAIN FLOOR BEDROOM + BATH—perfect for guests or extended family. Enjoy 9-FT CEILINGS, AIR CONDITIONING, AND ABUNDANT NATURAL LIGHT throughout. The modern kitchen impresses with SS APPLIANCES, EXOTIC QUARTZ COUNTERS, SLEEK CABINETS, A LARGE ISLAND, AND A WALK-THROUGH PANTRY. Upstairs, you™ll find 3 SPACIOUS BEDROOMS, A BONUS ROOM, LAUNDRY, AND A LUXURIOUS PRIMARY SUITE with a WALK-IN CLOSET, HIS & HERS SINKS, AND A WALK-IN SHOWER. Step outside to a FULLY LANDSCAPED, FENCED YARD BACKING ONTO A SCENIC WALKING TRAIL. Located just minutes from BLACKMUD CREEK, DR. ANNE ANDERSON HIGH SCHOOL, SOUTH EDMONTON COMMON, SUPERSTORE, SAVE-ON-FOODS, AND MORE, with quick access to HENDAY, HIGHWAY 2, AND CENTURY PARK LRT. The SEPARATE ENTRANCE BASEMENT is ready for a FUTURE 2-BEDROOM IN-LAW SUITE. —this home is a MUST-SEE!

Built in 2022



Essential Information

MLS® #	E4451808
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,088
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1804 Collip View
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, 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, Corner Lot, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	D.S. MacKenzie School
High	Dr. Anne Anderson School

Additional Information

Date Listed	August 7th, 2025
Days on Market	10
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 8:32pm MDT