

\$725,000 - 1096 Christie Vista Vista, Edmonton

MLS® #E4439763

\$725,000

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

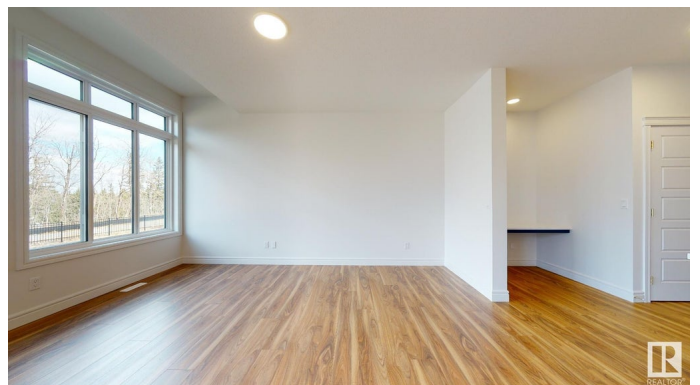
Cavanagh, Edmonton, AB

2180 SQFT home in Cavanagh on a 4760 sqft Lot, built i. 2021, BACKING TO A RAVINE WITH A BEAUTIFUL GREEN VIEW . Close to amenities, schools, Hwy 2, Anthony Henday, mins from South Common Shopping center, Airport. Home comes with a SEPARATE ENTRANCE TO BASEMENT FOR A FUTURE RENTAL SUITE OR AIR BNB (since it's close to AIRPORT). Main floor has a Den with double french doors, Living and dining room with amazing amount of natural light, Kitchen with Quartz countertops & premium glossy white soft close cabinets to ceiling, walk-in-pantry. Double glass sliding patio doors to future deck, partially fenced. Upper floor has 3 bedrooms, 2 full baths, bonus room, ensuite with 2 sinks, bath tub & standing shower. Other upgrades include golden color fixtures & faucets, 2 tone cabinets, mosaic backsplash, railing throughout, LED lighting, swing open closet doors, Home comes with warranty that started in 2021. 5 year building envelope and 10 year struxtural warranty.

Built in 2021

Essential Information

MLS® #	E4439763
Price	\$725,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1096 Christie Vista Vista
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4W9

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,

Landscaped, Playground Nearby, Private Setting, Public Transportation,
Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 31st, 2025
Days on Market	4
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 June 4th, 2025 at 12:17pm MDT