

## \$599,900 - 2722 Collins Crescent, Edmonton

MLS® #E4446456

**\$599,900**

2 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

1300 Sq Ft, 1 Bed + Den Up, 1 Bed Down, 2.5 Baths, F/F Bsmt. Built in 2018 and upgraded throughout - a perfect blend of luxury, functionality & low-maintenance living. Step inside to find a warm and stylish interior featuring dark accent walls, modern light fixtures, & a beautiful kitchen w/ gas stove, perfect for the at-home chef. The open-concept main floor includes 1 bedroom plus a den & the F/F Bsmt w/ one bedroom and full bath. TONS of storage. Outside is where this home truly shines. The West facing 28 ft x 20 ft two-tier StoneTile deck is an entertainerâ€™s dreamâ€™ complete with a gas line to firepit, BBQ gas line, and serene pond views. With deck piles sunk 8 ft deep into the sloped lot, this outdoor space is both secure and striking. The landscaped yard features decorative rock and no grass, making it almost maintenance-free. Even the front yard boasts premium artificial turf, ensuring year-round curb appeal with little effort. Heated garage w/ 220V outlet, floor drain & 8ft overhead door.

Built in 2018

### Essential Information

MLS® # E4446456

Price \$599,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2722 Collins Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X4

### Amenities

Amenities	Deck, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	49
Zoning	Zone 55

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Listing information last updated on August 26th, 2025 at 1:32pm MDT