

## \$928,900 - 193 Callaghan Drive, Edmonton

MLS® #E4450975

**\$928,900**

5 Bedroom, 3.50 Bathroom, 2,596 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

RECENTLY RENOVATED, absolutely stunning 2,596 sq ft RAVINE BACKING, 5 BEDROOM, 4 BATHROOM air conditioned home. Relax in the Bullfrog Hot Tub, sit with friends around the wood burning outdoor fireplace, or in the gazebo while listening to the water feature and enjoy the PROFESSIONALLY LANDSCAPED unparalleled back yard oasis. As you enter the home you will feel the warmth of the natural hardwood floor and custom rock fireplace surround. MASSIVE KITCHEN with granite counters, stainless appliances including a gas range, eat in island an abundance of cabinets and pantry. Large windows throughout enables the view of the back yard. Upstairs you will find a bonus room, 4 generous bedrooms, primary walk in closet and 5 pc ensuite. The fully finished basement includes an additional bedroom, family room/media area with large bar, 4 pc bathroom and storage area. In ceiling sound system, Gemstone LED soffit lighting, 2 water features, new HWT and furnace. THIS HOME MUST BE SEEN TO BE FULLY APPRECIATED. WELCOME HOME!

Built in 2008

### Essential Information

MLS® #

E4450975



|                |                        |
|----------------|------------------------|
| Price          | \$928,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,596                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 193 Callaghan Drive |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0R3             |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Gazebo, Hot Tub, Hot Water Natural Gas, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                           |

**Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 55          |

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Listing information last updated on August 5th, 2025 at 9:32am MDT