

\$664,900 - 1804 Collip View, Edmonton

MLS® #E4441348

\$664,900

4 Bedroom, 3.00 Bathroom, 2,083 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 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® # | E4441348 |
| Price | \$664,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,083 |
| 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 | Ceiling 9 ft., Closet Organizers, Vinyl Windows, 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 June 9th, 2025

Days on Market 3

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 13th, 2025 at 5:17am MDT