# \$529,000 - 2533 Cole Crescent, Edmonton

MLS® #E4444733

#### \$529,000

3 Bedroom, 2.50 Bathroom, 1,495 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to CALLAGHAN! This beautiful and well maintained 2 storey home features an open-concept main floor that flows seamlessly from the bright living room to the kitchen and spacious dining areaâ€"perfect for entertaining. Main floor is complete with new flooring, fireplace, a powder room & garage access. Upstairs offers the primary bedroom with walk-in closet and an ensuite, plus two large, well lit bedrooms, and 4 pc bathroom. The whole house is freshly painted. Enjoy summer days on the large deck with gas hook-up overlooking the generous backyard. Located on the Southwest, this home has easy access to the Airport, Schools, Shops, walking trails, and parks. Move in ready. Welcome home!



#### **Essential Information**

MLS® # E4444733 Price \$529,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

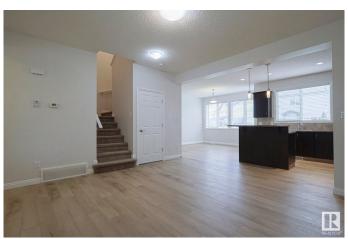
Half Baths 1

Square Footage 1,495

Acres 0.00







Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2533 Cole Crescent

Area Edmonton
Subdivision Callaghan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A3

#### **Amenities**

Amenities Air Conditioner, Deck, Front Porch

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brass Surround, Direct Vent

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, No Back Lane, No Through Road, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 11

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 July 8th, 2025 at 6:17pm MDT