

# \$548,000 - 1176 Christie Vista, Edmonton

MLS® #E4460496

## \$548,000

4 Bedroom, 3.50 Bathroom, 1,629 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

First-time home buyer & investor ALERT!  
Beautiful west-facing single-family home in one of Edmonton’s fastest-growing neighbourhoods. Features 9’ ceilings, open-concept layout, luxury vinyl plank flooring, and a modern kitchen with high-gloss cabinets and large quartz island. Upper floor includes 3 spacious bedrooms, including a primary suite with walk-in closet, 2 custom closets, and a 5-piece ensuite with soaker tub and stand-alone shower. LEGAL BASEMENT SUITE with private entrance, bedroom, and storage – perfect for rental income or extended family. Enjoy a large deck, fenced yard with dual side gates, and double detached garage. Triple-pane windows and high-efficiency furnace offer year-round comfort. Close to schools (incl. future K-9), shopping, transit, parks, and Anthony Henday.

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460496  |
| Price          | \$548,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,629     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1176 Christie Vista |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4S5             |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home, Walk-up Basement, HRV System |
| Parking   | Double Garage Detached                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     14  
Zoning                Zone 55

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