

## \$619,250 - 449 Conroy Crescent, Edmonton

---

MLS® #E4463383

**\$619,250**

4 Bedroom, 2.50 Bathroom, 1,969 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Built in 2022, this beautiful 2-storey home offers just under 2,000 sq. ft. of modern, functional living space. The open-concept main floor features a bright living room, a formal dining area, and a sleek kitchen with quartz countertops paired perfectly with a fully equipped spice kitchen for added convenience. A half bath and a double attached garage complete the main level. Upstairs you'll find 4 generous bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. This level also includes a full bathroom, a versatile bonus room, and upper-floor laundry for everyday comfort. A separate side entrance provides great potential for future basement development. Outside, enjoy a landscaped, fully fenced yard with no rear neighbours and only one side neighbour offering excellent privacy. Don't miss your opportunity to own this stunning home in Cavanagh!



Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463383  |
| Price      | \$619,250 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 449 Conroy Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5A9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Oven-Built-In,<br>Stove-Countertop Gas, Wash |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 2                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Unfinished                                                                        |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                           |
| Exterior Features | Airport Nearby, Fenced, I<br>Transportation, Schools, Sho |
| Roof              | Asphalt Shingles                                          |
| Construction      | Concrete, Vinyl                                           |
| Foundation        | Concrete Perimeter                                        |



**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 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 November 4th, 2025 at 7:17am MST