

## \$444,000 - 2406 Casselman Crescent, Edmonton

MLS® #E4440691

**\$444,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

TURN KEY, Meticulously maintained, ORIGINAL OWNERS, FULLY FINISHED with your dream backyard! This 2 Bed 2.5 bath home is fully upgraded and waiting for new owners, offering well maintained hardwood floors, GAS burning fireplace, huge 14x22 ft deck with pergola, landscaped backyard with mature trees, A/C, water softener, Central Vac system, high efficiency hwt tank & furnace, 240 Volt Electric garage heater, PEX plumbing, fully finished and permitted basement (2015), a spacious kitchen with a PANTRY, and well maintained wood cabinets. Located on a quiet family friendly street, with quick access to Highway 2, a quick walk to Callaghan Park, and a quick drive to local amenities! this one is a MUST SEE!

Built in 2011

### Essential Information

MLS® #	E4440691
Price	\$444,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,404
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2406 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        32  
Zoning                    Zone 55

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Listing information last updated on July 7th, 2025 at 4:32am MDT