

## \$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        13  
Zoning                    Zone 55

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