

## \$799,900 - 1110 Connelly Court, Edmonton

MLS® #E4442400

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,537 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to 1110 Connelly Court SW situated the highly sought after Callaghan community. This 2,537 sq. ft. two-storey by Homes by Avi sits on a massive pie lot in a quiet cul-de-sac. The main floor features an open layout with a three-sided fireplace dividing the living and dining areas, plus a bedroom with its own full ensuite—perfect for guests or extended family. The kitchen offers granite counters and high-end cabinetry. Upstairs, vaulted ceilings, upper laundry, and two large bedrooms each with a private ensuite, including one with a fireplace and a five-piece bath and air jet soaker tub complimented by a double tiled shower. A bonus room, supported by a steel beam, adds extra living space. The partially finished basement includes a fourth bedroom, a fourth full bath, and room to develop. Additional features include A/C, water softener, in-ground sprinklers, 150 amp service, and a double attached garage. Quick access to the Henday and major amenities. Ideal for multi-generational living.

Built in 2010

### Essential Information

MLS® # E4442400

Price \$799,900

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,537
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1110 Connelly Court
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	86
Zoning	Zone 55

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