

Courtesy Of Kenton T King Of MaxWell Progressive

## \$599,000 - 2523 Cole Crescent, Edmonton

MLS® #E4423477

**\$599,000**

4 Bedroom, 3.5 Bathroom, 1,914 sqft  
Single Family on 0.00 Acres

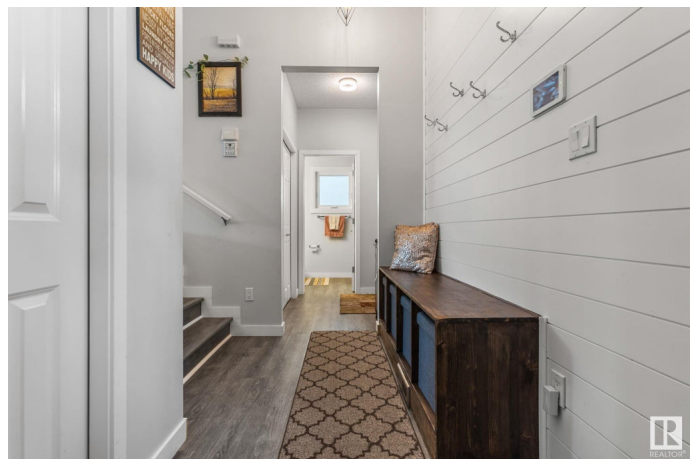
Callaghan, Edmonton, AB

This well maintained & upgraded home in the desirable Callaghan neighbourhood offers 4 bedrooms, 3.5 bathrooms, and an amazing floor plan. The main floor features a welcoming entrance, cozy living room w/stone faced N/G fireplace, formal dining area, an upgraded kitchen w/new cabinets, breakfast bar, granite countertops, and stainless steel appliances, plus a 2-piece bathroom for convenience. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite bathroom, along with 2 additional bedrooms, main 4-piece bathroom, laundry room, and a bonus room! The finished basement offers a rec. room, 4th bedroom, 3-piece bath, and a huge storage/utility room. Upgrades include; shingles, doors, triple-pane windows, and A/C. The home also boasts a double attached garage, a cozy backyard w/2-tier deck, and shed for extra storage. Located in a great area close to amenities, this home offers a perfect blend of comfort, style, and convenience. Great for family living with easy access to parks and schools.

Built in 2011

### Essential Information

MLS® #	E4423477
Price	\$599,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2523 Cole Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 34

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 April 3rd, 2025 at 2:17pm MDT