

## \$759,900 - 645 Cantor Landing Landing, Edmonton

MLS® #E4425039

**\$759,900**

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Nestled on a quiet crescent & surrounded by walking trails, this home offers perfect balance of tranquility & convenience, with amenities, shopping, & airport just minutes away. Fully finished bungalow showcases thoughtful upgrades throughout that cater to both style & functionality. Main floor features spacious entrance, private office space; open-concept kitchen is chef's dream with stunning maple cabinetry, Zambezi granite countertops & large walk-in pantry. Living room, with its inviting feature gas fireplace, flows seamlessly into dining area, which opens onto a large deck—ideal for relaxing outdoors. Primary bedroom boasts luxurious 5-pc ensuite & walk-in closet, while convenient laundry room, 2nd bedroom & full bath complete main level. The basement is a true highlight, with a large entertaining area & bar, complemented by a two-sided gas fireplace. Family room is perfect for movie, while a third bedroom, full bath offer plenty of space for guests. Heated garage, inground sprinklers & so much more

Built in 2012

### Essential Information

MLS® # E4425039

Price \$759,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,496                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 645 Cantor Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Callaghan                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 0V6                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 55          |
| HOA Fees       | 145              |
| HOA Fees Freq. | Monthly          |

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Listing information last updated on April 26th, 2025 at 4:47pm MDT