

## \$790,000 - 307 Callaghan Close, Edmonton

MLS® #E4432898

**\$790,000**

5 Bedroom, 3.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Spacious and beautifully maintained 5-bedroom, 4 bathroom home located on a quiet road in the family friendly neighborhood of Callaghan. This stunning property features a fully finished basement offering additional living space-perfect for a home gym, rec room or guest suite. Enjoy entertaining year-round with a bright, modern, open kitchen and dining area. The south facing backyard patio provides a peaceful retreat, ideal for relaxing or gatherings. The patio also has a TV so you can enjoy playoff games or enjoy an outdoor family movie night! New air conditioner, new hot water tank, new appliances. With schools, shopping and entertainment near by, this property is a perfect blend of space, style and location. This one is a must see.

Built in 2007

### Essential Information

MLS® #	E4432898
Price	\$790,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,566
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	307 Callaghan Close
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G3

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Vinyl Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025

Days on Market 1

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 26th, 2025 at 7:32am MDT