

## \$949,000 - 193 Callaghan Drive, Edmonton

MLS® #E4440438

**\$949,000**

5 Bedroom, 3.50 Bathroom, 2,596 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

RECENTLY RENOVATED, absolutely stunning 2,596 sq ft RAVINE BACKING, 5 BEDROOM, 4 BATHROOM air conditioned home. Relax in the Bullfrog Hot Tub, sit with friends around the wood burning outdoor fireplace, or in the gazebo while listening to the water feature and enjoy the PROFESSIONALLY LANDSCAPED unparalleled back yard oasis. As you enter the home you will feel the warmth of the natural hardwood floor and custom rock fireplace surround. MASSIVE KITCHEN with granite counters, stainless appliances including a gas range, eat in island an abundance of cabinets and pantry. Large windows throughout enables the view of the back yard. Upstairs you will find a bonus room, 4 generous bedrooms, primary walk in closet and 5 pc ensuite. The fully finished basement includes an additional bedroom, family room/media area with large bar, 4 pc bathroom and storage area. In ceiling sound system, Gemstone LED soffit lighting, 2 water features, new HWT and furnace. THIS HOME MUST BE SEEN TO BE FULLY APPRECIATED. WELCOME HOME!

Built in 2008

### Essential Information

MLS® #

E4440438



Price	\$949,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,596
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	193 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R3

### Amenities

Amenities	Air Conditioner, Gazebo, Hot Tub, Hot Water Natural Gas, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	9
Zoning	Zone 55

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Listing information last updated on June 13th, 2025 at 11:02pm MDT