\$548,000 - 1176 Christie Vista, Edmonton

MLS® #E4460496

\$548.000

4 Bedroom, 3.50 Bathroom, 1,629 sqft Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

First-time home buyer & investor ALERT! Beautiful west-facing single-family home in one of Edmonton's fastest-growing neighbourhoods. Features 9' ceilings, open-concept layout, luxury vinyl plank flooring, and a modern kitchen with high-gloss cabinets and large quartz island. Upper floor includes 3 spacious bedrooms, including a primary suite with walk-in closet, 2 custom closets, and a 5-piece ensuite with soaker tub and stand-alone shower. LEGAL BASEMENT SUITE with private entrance, bedroom, and storage â€" perfect for rental income or extended family. Enjoy a large deck, fenced yard with dual side gates, and double detached garage. Triple-pane windows and high-efficiency furnace offer year-round comfort. Close to schools (incl. future Kâ€"9), shopping, transit, parks, and Anthony Henday.



Essential Information

MLS® # E4460496 Price \$548,000

Bedrooms 4

Bathrooms 3.50

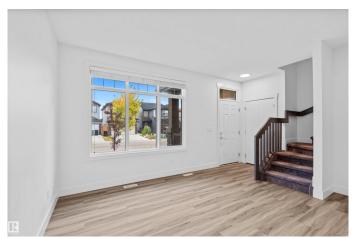
Full Baths 3

Half Baths 1

Square Footage 1,629







Acres 0.00 Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 1176 Christie Vista

Area Edmonton
Subdivision Cavanagh
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4S5

Amenities

Amenities Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Front Porch,

No Animal Home, No Smoking Home, Walk-up Basement, HRV System

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave

Hood Fan-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools

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

Additional Information

Date Listed October 2nd, 2025

Days on Market 27

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 October 29th, 2025 at 4:02pm MDT