\$899,998 - 169 Callaghan Drive, Edmonton

MLS® #E4462615

\$899.998

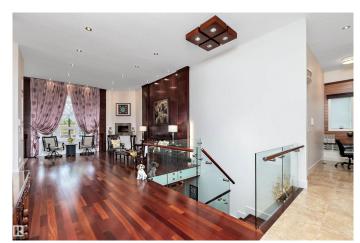
3 Bedroom, 3.00 Bathroom, 1,888 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Discover this rare find in Callaghan's prestigious 7 Oaks, a custom luxury home of concrete construction offering unmatched comfort. Enjoy over 1,800sf of elegant main-floor living with soaring 12' ceilings, Brazilian Cherry hardwood, rich maple cabinetry & luminous quartz. The chef's dream kitchen boasts SubZero, Wolf, Miele, Bosch & GE Café appliances, flowing seamlessly into expansive living & dining areas designed for gatherings. Retreat to 2 spacious bedrooms, a private office & a sun-filled 3-season room ideal for relaxation or entertaining. Nearly 3,600 sf of finished space extends downstairs with a wet bar, bedroom, full bathroom, flex room (perfect gym/guest retreat) & bonus studio/office. An oversized heated double garage with dedicated workshop adds functionality. Perfectly blending sophistication, comfort & versatility, this exceptional residence is a superb opportunity for discerning down-sizers seeking effortless single-level living in a coveted enclave close to parks, trails & amenities.







Built in 2009

Essential Information

MLS® # E4462615 Price \$899,998 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,888

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 169 Callaghan Drive

Area Edmonton
Subdivision Callaghan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0G6

Amenities

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors

Smoke, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Sprinkler System-Fire, Sunroom, See

Remarks

Parking Spaces 5

Parking Double Garage Attached, Heated, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Wall Mount

Stories 2
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Concrete, Stucco

Exterior Features Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Vegetable Garden,

See Remarks

Roof Asphalt Shingles
Construction Concrete, Stucco
Foundation Concrete Perimeter

School Information

Elementary Dr. Lila Fahlman School
Middle Dr. Lila Fahlman School
High Dr. Anne Anderson School

Additional Information

Date Listed October 17th, 2025

Days on Market 12

Zoning Zone 55

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Listing information last updated on October 29th, 2025 at 10:32am MDT