

# \$434,000 - 2404 Casselman Crescent, Edmonton

MLS® #E4442504

**\$434,000**

3 Bedroom, 2.50 Bathroom, 1,404 sqft  
Single Family on 0.00 Acres

Callaghan, Edmonton, AB

3 BEDROOM Fully UPGRADED half duplex with 2.5 baths, hardwood floors, granite countertops, stainless steel appliances and a dual shower ensuite bathroom! With the unique opportunity for a mother in law suite thanks to the door installed before the kitchen, you will not find a home like this on the market! Kept in meticulous condition with a spacious FULLY FENCED backyard, nice easy to manage landscaping BBQ Gas line, and a single attached garage! Other perks include a desirable location in the very walkable and convenient Callaghan neighborhood close to a major grocery store, with easy access to Highway 2, and the airport!

Built in 2011

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4442504      |
| Price          | \$434,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,404         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2404 Casselman Crescent |
| Area        | Edmonton                |
| Subdivision | Callaghan               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0W2                 |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 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 June 15th, 2025 at 7:17pm MDT