

## \$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 | 5 |
|----------------|---|

|        |         |
|--------|---------|
| 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 22nd, 2025 at 6:17pm MDT