

# \$444,500 - 2020 Cavanagh Drive, Edmonton

MLS® #E4426611

**\$444,500**

4 Bedroom, 3.50 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

What's better than a 3-bedroom half duplex in Cavanagh with a modern open-concept kitchen? One that also includes a fully finished basement with an extra bedroom, full bathroom, and a double detached garage! No need to compromise—there's plenty of space for family visits and overnight guests. The open-concept main floor is perfect for entertaining, with a seamless flow from the living room to the kitchen and dining area. The eat-up island, featuring quartz countertops and stylish pendant lighting, provides extra prep space and casual seating. Upstairs, you'll find two spacious bedrooms, perfect for kids, guests, or a home office. The primary bedroom is a private retreat with large windows, natural light, and room for a king-sized bed. Cavanagh is minutes from the airport, ravine trails, parks, and major roads for easy city access!

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426611  |
| Price      | \$444,500 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



2020 Cavanagh Dr SW, Edmonton, AB

Basement (Below Grade) Exterior Area 645.65 sq ft  
Interior Area 544.12 sq ft



0 3 6 ft

PREPARED: 2025/02/23

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|                |               |
|----------------|---------------|
| Square Footage | 1,164         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2020 Cavanagh Drive |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M6             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed March 20th, 2025

Days on Market 20

Zoning Zone 55

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Listing information last updated on April 9th, 2025 at 1:32am MDT