

## \$784,900 - 194 Cavanagh Common, Edmonton

MLS® #E4446747

**\$784,900**

5 Bedroom, 3.00 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

REGULAR LOT! Perfect Home in the desirable community of CAVANAGH backing on to RAVINE with Spice Kitchen featuring 2500 sq ft of living space with 5 bedrooms and 3 bathrooms. Home features an open-to-above foyer, a spacious living room with large windows and an electric fireplace, and a bright kitchen with huge quartz WATERFALL countertops. The main floor also includes a bedroom, a large dining nook, spice kitchen, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 3 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall. All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks. **MUST SEE!!**

Built in 2024

### Essential Information

MLS® # E4446747

Price \$784,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,502
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	194 Cavanagh Common
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4H4

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	5
Zoning	Zone 55

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