

# **\$620,000 - 631 Cantor Landing Landing, Edmonton**

MLS® #E4444226

**\$620,000**

3 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this immaculately maintained bungalow in the prestigious community of Callaghan! On the main floor you'll discover a generous primary bedroom featuring a luxurious 5-piece ensuite and walk-in closet. The living room showcases beautiful hardwood flooring, a cozy fireplace, and soaring windows that flood the space with natural light. The gourmet kitchen boasts a stunning granite island, pantry, and adjacent dining area perfect for family meals. The basement level is fully finished offering another fireplace, expansive recreation area, and professionally deep-cleaned carpets. Down here you'll also find 2 spacious bedrooms, full bathroom, and abundant storage space. This home features a double attached garage and contemporary deck ideal for barbecuing and outdoor dining. HOA fees include snow removal and lawn maintenance ensuring carefree living year-round. Just minutes away you'll find parks, green spaces, and a thriving shopping complex.

Built in 2012

## **Essential Information**

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Price \$620,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,371         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 631 Cantor Landing Landing |
| Area        | Edmonton                   |
| Subdivision | Callaghan                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 0V6                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Picnic Area, |

|              |  |
|--------------|--|
|              | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl   |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 55         |
| HOA Fees       | 160             |
| HOA Fees Freq. | Monthly         |

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Listing information last updated on July 20th, 2025 at 12:47am MDT