

## \$818,000 - 205 Callaghan Dr, Edmonton

MLS® #E4458266

**\$818,000**

4 Bedroom, 2.50 Bathroom, 2,575 sqft

Single Family on 0.00 Acres

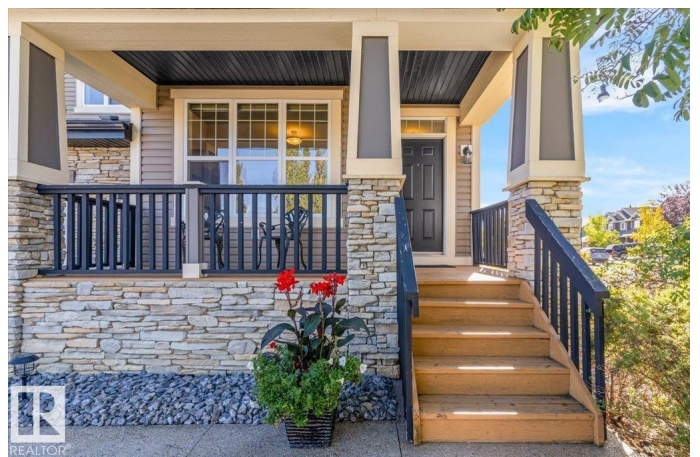
Callaghan, Edmonton, AB

A rare find in 7 Oaks of Callaghan! Nestled in one of Edmonton's most coveted neighbourhoods, this almost 2600 sq. ft., 4-bedroom, 3-bath home blends privacy and exceptional value. Set on a huge corner lot adjacent to Blackmud Ravine, enjoy the beautiful views during a creekside walk or bike ride on the popular trail system. On the main floor, rich hardwood floors and a gas fireplace set a warm tone. The chef's kitchen includes granite countertops, ample storage, and an island for family and friends to gather. Upstairs, a bright bonus room separates the primary suite, with 5-piece en suite and walk-in closet, from three spacious bedrooms and a convenient laundry room. Year round comfort is ensured with two furnaces, two A/C units, and a heated double garage, with hot and cold taps. This energy-efficient home includes rooftop solar panels and an unfinished basement with 9' ceilings ready for you to add your own vision.

Built in 2008

### Essential Information

MLS® #	E4458266
Price	\$818,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,575
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	205 Callaghan Dr
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R3

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Asphalt, Stone, Vinyl
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Exterior Features Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Ravine View, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 18th, 2025

Zoning Zone 55

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Listing information last updated on September 18th, 2025 at 8:32am MDT