

## \$639,000 - 1813 Collip View View, Edmonton

MLS® #E4461398

**\$639,000**

3 Bedroom, 2.50 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning residence in the sought-after community of Cavanagh! This exceptional home boasts a perfect blend of style, functionality, and natural beauty. With its picturesque backdrop of walking trails and abundant natural light, this property is a true gem. Main floor half bath, ideal for guests or extended family, 9-ft ceilings, and plenty of natural light, Gourmet kitchen with: Stainless steel appliances, Exotic quartz counters, Sleek cabinets, Large island, Walk-through pantry, Upper Floor Retreat, 3 spacious bedrooms, including a luxurious primary suite with: Walk-in closet, His & hers sinks, Walk-in shower, Bonus room and laundry facilities Oasis in the Backyard, Fully landscaped and fenced yard backing onto scenic walking trail, Perfect for outdoor entertaining and relaxation Prime Location, Minutes from Black mud Creek, Dr. Anne Anderson High School, South Edmonton Common, Superstore Save-On-Foods, and more Quick access to Henday, Highway 2, and Century Park LRT.A Must-See Property

Built in 2022

### Essential Information

MLS® # E4461398

Price \$639,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,760                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1813 Collip View View |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 5C7               |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                         |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | See Remarks                                                                                       |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Commercial, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 17                |
| 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 25th, 2025 at 1:47pm MDT