

# \$474,900 - 2248 Casey Crescent, Edmonton

MLS® #E4439545

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,489 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 1488 Sq Ft Half Duplex in Cavanagh  
â€“ Must See! Built by Pacesetter Homes, this well-maintained half duplex features 3 spacious bedrooms, a versatile bonus room, 2.5 bathrooms, and a single attached garage. The main floor offers a warm family room and a modern kitchen with quality finishes. Enjoy hardwood, tile, and carpet flooring throughout. The home is fully landscaped and move-in ready. Located in the desirable Cavanagh community, it's close to shopping, schools, parks, and the Amazon warehouseâ€”perfect for families or professionals. Donâ€™t miss this great opportunity to own a stylish and functional home in a fantastic location.

Built in 2016

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4439545      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,489         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2248 Casey Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3M8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                                   |
| Exterior Features | Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stone, Vinyl                                   |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 55        |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT