

\$354,900 - N/A, Edmonton

MLS® #E4456369

\$354,900

3 Bedroom, 2.50 Bathroom, 1,603 sqft
Condo / Townhouse on 0.00 Acres

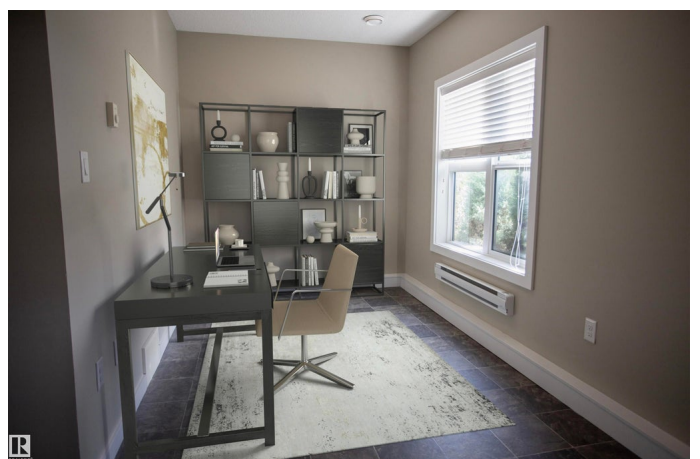
Callaghan, Edmonton, AB

Welcome to Atria in the Callaghan area, a fabulous air conditioned 3-bedroom, 2.5-bathroom 3-story end-unit condo. The entryway features an area perfect for an office or workout space, a spacious closet, and access to the double car garage. The entertaining level boasts numerous windows, high ceilings, and laminate floors throughout. The kitchen features quartz countertops, an island, dark cabinets, and a pantry. The dining and living room seamlessly flow together, providing ample space for entertaining and a guest bathroom completes the floor plan. The primary bedroom has two closets, multiple windows, and a 3-piece ensuite with a large shower. The third floor also includes two additional bedrooms, a 4-piece washroom, and a laundry room. Recent updates include painting throughout and new carpet. Enjoy easy access to the QE2, airport, shopping, and schools. Welcome home!

Built in 2014

Essential Information

MLS® #	E4456369
Price	\$354,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,603
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2P5

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	Zone 55
Condo Fee	\$285



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 November 4th, 2025 at 3:02am MST