

## \$530,000 - 431 Conroy Crescent, Edmonton

MLS® #E4461283

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,439 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning home in South Edmonton, crafted by the multi-award-winning builder, Rohit! BACKING TREES!! FULLY LANDSCAPED FRONT AND BACK. SIDE Entrance!! This beautiful 2-storey home showcases an open-concept layout, 9' ceilings and expansive windows that flood the space with natural light. The chef-inspired kitchen features ample counter space, gas stove, stylish cabinetry, perfect for everyday living and entertaining. The adjoining dining area is ideal for hosting guests and offers direct access to the backyard through patio sliders. Upstairs, the primary suite is a serene retreat, complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece main bath, and convenient upstairs laundry complete the upper level. Additional features include: a 2-piece powder room, mudroom, and a front-attached garage. This home offers an unbeatable combination of style, comfort, and convenience. Perfectly positioned with quick access to Hwy 2, Anthony Henday, schools, and airport

Built in 2023

### Essential Information

MLS® # E4461283

Price \$530,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,439                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 431 Conroy Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5A9             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 22                |
| 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 30th, 2025 at 6:17pm MDT