

\$899,998 - 169 Callaghan Drive, Edmonton

MLS® #E4453953

\$899,998

3 Bedroom, 3.00 Bathroom, 1,888 sqft
Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Discover this rare find in Callaghan's™ prestigious 7 Oaks, a custom luxury home of concrete construction offering unmatched comfort. Enjoy over 1,800sf of elegant main-floor living with soaring 12' ceilings, Brazilian Cherry hardwood, rich maple cabinetry & luminous quartz. The chef's™ dream kitchen boasts SubZero, Wolf, Miele, Bosch & GE Café® appliances, flowing seamlessly into expansive living & dining areas designed for gatherings. Retreat to 2 spacious bedrooms, a private office & a sun-filled 3-season room ideal for relaxation or entertaining. Nearly 3,600 sf of finished space extends downstairs with a wet bar, bedroom, full bathroom, flex room (perfect gym/guest retreat) & bonus studio/office. An oversized heated double garage with dedicated workshop adds functionality. Perfectly blending sophistication, comfort & versatility, this exceptional residence is a superb opportunity for discerning down-sizers seeking effortless single-level living in a coveted enclave close to parks, trails & amenities.

Built in 2009

Essential Information

MLS® #	E4453953
Price	\$899,998



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	169 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G6

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Sunroom, See Remarks, HRV System
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 55

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