

## \$350,000 - 107 Callaghan Drive, Edmonton

MLS® #E4462696

**\$350,000**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Condo / Townhouse on 0.00 Acres

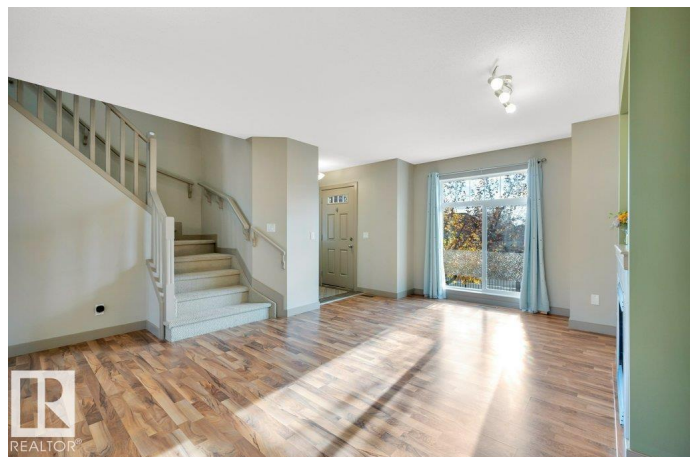
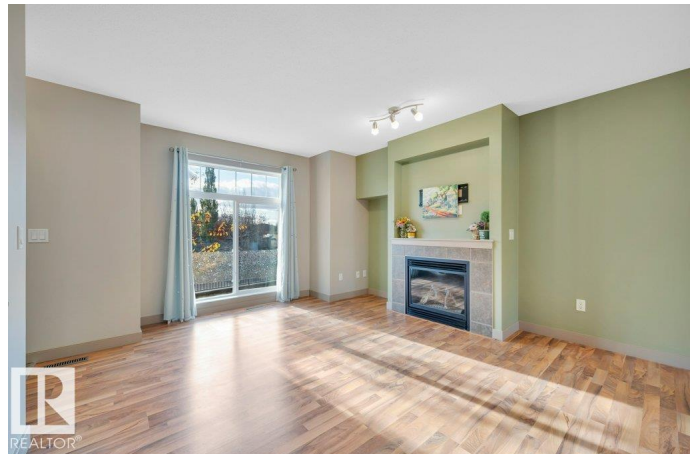
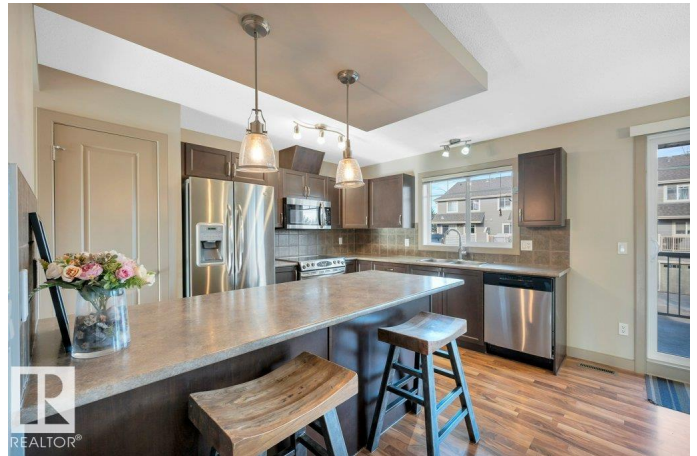
Callaghan, Edmonton, AB

This air-conditioned end-unit townhome is spotless and move-in ready! The south-facing living room is bright and welcoming, with extra windows that fill the space with natural light. A cozy gas fireplace adds warmth and charm, making it a perfect spot to relax. Enjoy a separate dining area and an eat-in kitchen featuring stainless steel appliances and stylish pendant lighting. Step out onto the spacious balcony with a gas line—ideal for outdoor lounging or entertaining. Upstairs offers two generously sized primary bedroom suites, each with walk-in closets and full bathrooms. The laundry area is conveniently located on the upper level. Downstairs, the finished basement boasts nearly 9'™ ceilings, a large family room, and a handy 2-piece bathroom—perfect for a home office, media room, or guest space. Located just half a block from the scenic Blackmud Creek ravine trail, this home offers easy access to nature and peaceful walks.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462696  |
| Price     | \$350,000 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,427             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 107 Callaghan Drive |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0J8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                16  
Zoning                              Zone 55  
Condo Fee                        \$328

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