

## \$595,000 - 1901 Collip View, Edmonton

MLS® #E4446016

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to a beautifully designed, energy-efficient home in the desirable SW community of Cavanagh—just minutes from shopping, dining, the airport, ravines, and more. This property features a spacious front-attached garage with a 2<sup>nd</sup> floor extension, separate side basement entrance, and an open-concept layout with 9' ceilings, luxury vinyl plank flooring, and sun-filled windows. The modern kitchen offers a central island, upgraded cabinetry, white quartz countertops, pull-out drawers, a walk-in pantry, and Energy Star stainless steel appliances (including a fridge with water line). Upstairs includes a bonus room and second-floor laundry. Built with sustainability in mind, the home is Green Built Canada Certified, with smart, cost-saving features like a high-efficiency furnace/hot water tank, Ecobee<sup>®</sup> thermostat, WiFi video doorbell, solar panel rough-in, HEPA filter, and more—making it affordable to own and comfortable to live in.

Built in 2022

### Essential Information

MLS® #	E4446016
Price	\$595,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1901 Collip View
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C7

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 27

Zoning Zone 55

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