

## \$629,250 - 449 Conroy Crescent, Edmonton

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MLS® #E4459517

**\$629,250**

4 Bedroom, 2.50 Bathroom, 1,969 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to your dream home in Cavanagh! Built in 2022, this beautifully upgraded 2-storey residence offers nearly 2,000 sq. ft. of thoughtfully designed living space. The open-concept main floor showcases a bright and inviting living room, a formal dining area, a modern kitchen with sleek quartz countertops, and a fully equipped spice kitchen – perfect for entertaining and family meals. A convenient half bath and a double attached garage complete this level. Upstairs, you’ll find 4 generously sized bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. A full bathroom, versatile bonus room, and upper-level laundry add to the home’s everyday convenience. A separate side entrance provides exciting potential for future basement development, while the landscaped, fully fenced backyard offers privacy with no rear neighbours and only one side neighbour. ? Don’t miss this incredible opportunity to make Cavanagh your home!

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459517  |
| Price    | \$629,250 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 449 Conroy Crescent |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5A9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, C<br>Oven-Built-In, Oven-Microwa<br>Stove-Electric, Washer, Wind |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |



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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 55              |

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Listing information last updated on October 4th, 2025 at 4:17pm MDT