

\$434,000 - 2404 Casselman Crescent, Edmonton

MLS® #E4442504

\$434,000

3 Bedroom, 2.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

3 BEDROOM Fully UPGRADED half duplex with 2.5 baths, hardwood floors, granite countertops, stainless steel appliances and a dual shower ensuite bathroom! With the unique opportunity for a mother in law suite thanks to the door installed before the kitchen, you will not find a home like this on the market! Kept in meticulous condition with a spacious FULLY FENCED backyard, nice easy to manage landscaping BBQ Gas line, and a single attached garage! Other perks include a desirable location in the very walkable and convenient Callaghan neighborhood close to a major grocery store, with easy access to Highway 2, and the airport!

Built in 2011

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4442504 |
| Price | \$434,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,404 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |



| | |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2404 Casselman Crescent |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0W2 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, No Through Road |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 55 |

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Listing information last updated on June 16th, 2025 at 1:47am MDT