

## \$644,950 - 449 Conroy Crescent, Edmonton

MLS® #E4453841

**\$644,950**

4 Bedroom, 2.50 Bathroom, 1,969 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this stunning 2-storey home in the desirable community of Cavanagh! Built in 2022, this upgraded single-family home offers nearly 2,000 sq. ft. The main floor boasts an open-concept layout featuring a spacious living room, a formal dining area, a modern kitchen with quartz counters, and a fully equipped spice kitchen for added convenience. A half bath and access to the double attached garage complete this level. Upstairs you'll find 4 generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite. A full bath, versatile bonus room, and upstairs laundry make family living easy and functional. Situated on a landscaped and fenced lot with no back neighbours and only one side neighbour, this home offers exceptional privacy. Enjoy quick access to schools, parks, shopping, and major roadways – an ideal location for families. Don't miss your chance to own this beautifully upgraded home in one of South Edmonton's most sought-after neighbourhoods!

Built in 2022

### Essential Information

MLS® # E4453841

Price \$644,950



|                |                        |
|----------------|------------------------|
| 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, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings |
| 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, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Concrete, Vinyl    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 55           |

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Listing information last updated on August 24th, 2025 at 2:32am MDT