

# \$444,500 - 2020 Cavanagh Drive, Edmonton

MLS® #E4426611

**\$444,500**

4 Bedroom, 3.50 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

What's better than a 3-bedroom half duplex in Cavanagh with a modern open-concept kitchen? One that also includes a fully finished basement with an extra bedroom, full bathroom, and a double detached garage! No need to compromise—there's plenty of space for family visits and overnight guests. The open-concept main floor is perfect for entertaining, with a seamless flow from the living room to the kitchen and dining area. The eat-up island, featuring quartz countertops and stylish pendant lighting, provides extra prep space and casual seating. Upstairs, you'll find two spacious bedrooms, perfect for kids, guests, or a home office. The primary bedroom is a private retreat with large windows, natural light, and room for a king-sized bed. Cavanagh is minutes from the airport, ravine trails, parks, and major roads for easy city access!

Built in 2016

## Essential Information

MLS® #	E4426611
Price	\$444,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



2020 Cavanagh Dr SW, Edmonton, AB

Basement (Below Grade) Exterior Area 645.65 sq ft  
Interior Area 544.12 sq ft



0 3 6 ft

PREPARED: 2025/02/23

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Square Footage	1,164
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2020 Cavanagh Drive
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3M6

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 20th, 2025

Days on Market 22

Zoning Zone 55

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Listing information last updated on April 11th, 2025 at 11:32am MDT