

## \$549,900 - 2595 Cole Crest, Edmonton

MLS® #E4441854

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,746 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautiful two-story single-family home, ideally situated in a desirable and convenient neighborhood! Nestled on a spacious pie-shaped lot, this bright and inviting home features a functional layout with a sun-filled kitchen, cozy living room, and a charming dining area perfect for family gatherings. Upstairs offers three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite. A spacious bonus room provides flexible space for a home office, playroom, or media area. The double attached garage (20' x 23') adds extra convenience and storage. Enjoy outdoor living in the large backyard with a lovely deck—perfect for summer barbecues and relaxation. Located close to schools, playgrounds, public transit, shopping, and major highways, this home is ideal for families looking for comfort, space, and accessibility in a safe, family-friendly community. Welcome home!

Built in 2011

### Essential Information

MLS® #	E4441854
Price	\$549,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2595 Cole Crest
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A3

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        4  
Zoning                    Zone 55

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