

## \$445,000 - 22 1910 Collip View, Edmonton

MLS® #E4437190

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,467 sqft

Condo / Townhouse on 0.00 Acres

Cavanagh, Edmonton, AB

Rare opportunity in an unbeatable location at the Banks of Cavanagh! This immaculate townhome backs directly onto the serene Blackmud Creek ravine, with walking trails just steps from your front door. Move in ready with immediate possession. This home features modern finishes, a functional layout, and stylish design throughout. Offering 3 bedrooms, including a primary suite with a generous walk-in closet and a private ensuite bath. This home has room to grow with an unfinished basement ready for your personal touch. Enjoy outdoor living on the deck off the kitchen, complete with stairs that lead to the peaceful natural surroundings. A double attached garage adds convenience to this must see property. Don't miss your chance to own this exceptional home.

Built in 2022

### Essential Information

MLS® #	E4437190
Price	\$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.00



Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 1910 Collip View
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5H4

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Airport Nearby, Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 17th, 2025
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Days on Market	6
Zoning	Zone 55
Condo Fee	\$231

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