

## \$499,900 - 520 Conroy Crescent, Edmonton

MLS® #E4441382

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover this beautifully finished former showhome in the sought after community of Cavanagh! Offering 1389 sq ft of thoughtfully designed living space, this home feels better than new with its impressive upgrades. The main floor is bright and airy, featuring a stylish kitchen with quartz countertops, stainless steel appliances, a butcher block island, and a coffee bar area. Durable vinyl flooring flows through the open living and dining areas, with convenient main floor laundry. Upstairs, the spacious primary bedroom includes a 4-piece ensuite and dual closets, along with 2 more bedrooms and another full bathroom. The basement is partially finished with a 4th bedroom, ready for your personal touch. Enjoy summer evenings in the fully landscaped and fenced yard with a deck, plus stay cool with central A/C. A double detached garage completes the package. Ideally located near schools, shopping, and all amenities—an ideal home for first-time buyers or growing families!

Built in 2017

### Essential Information

MLS® # E4441382

Price \$499,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	520 Conroy Crescent
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3Y2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Park/Reserve, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Zone 55

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