

## \$759,900 - 645 Cantor Landing Landing, Edmonton

MLS® #E4425039

**\$759,900**

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Nestled on a quiet crescent & surrounded by walking trails, this home offers perfect balance of tranquility & convenience, with amenities, shopping, & airport just minutes away. Fully finished bungalow showcases thoughtful upgrades throughout that cater to both style & functionality. Main floor features spacious entrance, private office space; open-concept kitchen is chef's dream with stunning maple cabinetry, Zambezi granite countertops & large walk-in pantry. Living room, with its inviting feature gas fireplace, flows seamlessly into dining area, which opens onto a large deck—ideal for relaxing outdoors. Primary bedroom boasts luxurious 5-pc ensuite & walk-in closet, while convenient laundry room, 2nd bedroom & full bath complete main level. The basement is a true highlight, with a large entertaining area & bar, complemented by a two-sided gas fireplace. Family room is perfect for movie, while a third bedroom, full bath offer plenty of space for guests. Heated garage, inground sprinklers & so much more

Built in 2012

### Essential Information

MLS® # E4425039

Price \$759,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	645 Cantor Landing Landing
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
----------	---------------------------

Exterior Features	Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	113
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 10:32pm MDT