

# **\$620,000 - 631 Cantor Landing Landing, Edmonton**

MLS® #E4444226

**\$620,000**

3 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this immaculately maintained bungalow in the prestigious community of Callaghan! On the main floor you'll discover a generous primary bedroom featuring a luxurious 5-piece ensuite and walk-in closet. The living room showcases beautiful hardwood flooring, a cozy fireplace, and soaring windows that flood the space with natural light. The gourmet kitchen boasts a stunning granite island, pantry, and adjacent dining area perfect for family meals. The basement level is fully finished offering another fireplace, expansive recreation area, and professionally deep-cleaned carpets. Down here you'll also find 2 spacious bedrooms, full bathroom, and abundant storage space. This home features a double attached garage and contemporary deck ideal for barbecuing and outdoor dining. HOA fees include snow removal and lawn maintenance ensuring carefree living year-round. Just minutes away you'll find parks, green spaces, and a thriving shopping complex.

Built in 2012

## **Essential Information**

MLS® # E4444226

Price \$620,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	631 Cantor Landing Landing
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V6

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	58
Zoning	Zone 55
HOA Fees	160
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 August 22nd, 2025 at 12:32pm MDT