

## \$899,998 - 169 Callaghan Drive, Edmonton

MLS® #E4453953

**\$899,998**

3 Bedroom, 3.00 Bathroom, 1,888 sqft  
Single Family on 0.00 Acres

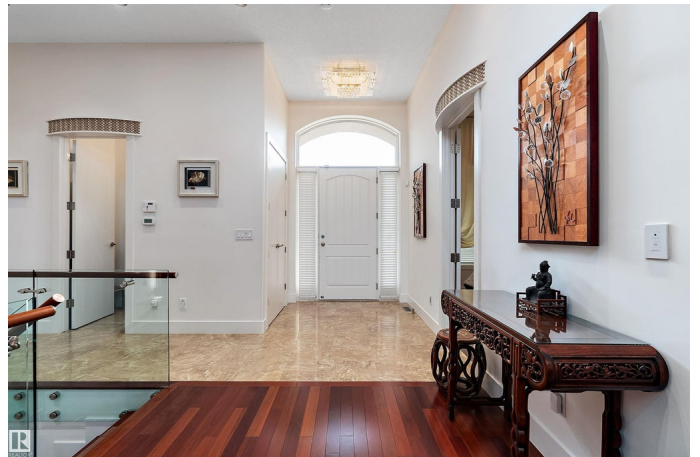
Callaghan, Edmonton, AB

Discover this rare find in Callaghan's™ prestigious 7 Oaks, a custom luxury home of concrete construction offering unmatched comfort. Enjoy over 1,800sf of elegant main-floor living with soaring 12' ceilings, Brazilian Cherry hardwood, rich maple cabinetry & luminous quartz. The chef's™ dream kitchen boasts SubZero, Wolf, Miele, Bosch & GE Café® appliances, flowing seamlessly into expansive living & dining areas designed for gatherings. Retreat to 2 spacious bedrooms, a private office & a sun-filled 3-season room ideal for relaxation or entertaining. Nearly 3,600 sf of finished space extends downstairs with a wet bar, bedroom, full bathroom, flex room (perfect gym/guest retreat) & bonus studio/office. An oversized heated double garage with dedicated workshop adds functionality. Perfectly blending sophistication, comfort & versatility, this exceptional residence is a superb opportunity for discerning down-sizers seeking effortless single-level living in a coveted enclave close to parks, trails & amenities.

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453953  |
| Price  | \$899,998 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,888                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 169 Callaghan Drive |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0G6             |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Sunroom, See Remarks, HRV System |
| Parking Spaces | 5                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| Fireplaces        | Insert, Wall Mount                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                              |

**Exterior**

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                                                                                                     |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Concrete, Stone, Stucco                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |

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Listing information last updated on September 3rd, 2025 at 7:47pm MDT