

# \$775,000 - 2038 Collip Crescent, Edmonton

MLS® #E4450683

**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,357 sqft  
Single Family on 0.00 Acres

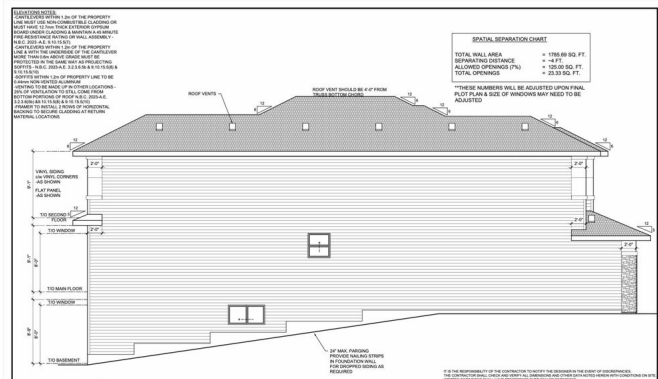
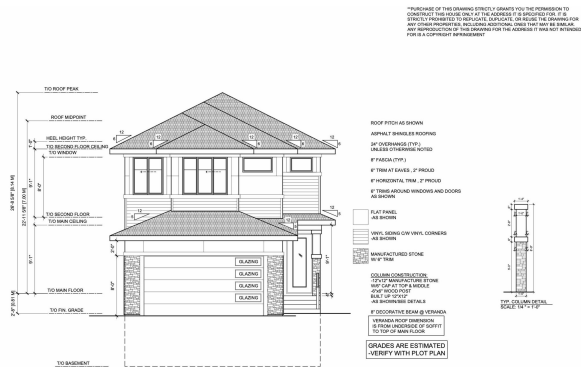
Cavanagh, Edmonton, AB

UNDER CONSTRUCTION. Experience luxury living in this 2400 sq. ft. home located in the desirable community of Cavanagh, backing onto a scenic creek and ravine for stunning year-round views. This home features a walkout basement with side entry and a thoughtfully designed spice kitchen to complement the main gourmet kitchen, perfect for everyday cooking and entertaining. The interior boasts a beautiful blend of tile, vinyl, and carpet flooring for a modern yet inviting feel. Upstairs, the amazing primary suite includes a luxurious ensuite bathroom and a spacious walk-in closet, providing a perfect private retreat. With 3 bedrooms and 3 bathrooms, an open-concept layout, and high-quality finishes, this home offers both comfort and style. Surrounded by natural beauty and located in a sought after neighbourhood, itâ€™s the perfect combination of elegance and function.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450683  |
| Price      | \$775,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,357                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2038 Collip Crescent |
| Area        | Edmonton             |
| Subdivision | Cavanagh             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 5B1              |

### Amenities

|               |                                       |
|---------------|---------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, Walkout Basement |
| Parking       | Double Garage Attached                |
| Is Waterfront | Yes                                   |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Appliances Negotiable, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Backs Onto Park/Trees, Creek, Hillside, Ravine View |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

Date Listed July 31st, 2025

Days on Market 14

Zoning Zone 55

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Listing information last updated on August 14th, 2025 at 10:32am MDT