

# **\$398,500 - 2432 Casselman Crescent, Edmonton**

MLS® #E4448682

**\$398,500**

2 Bedroom, 2.50 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom half duplex, nestled in the heart of the highly sought-after Callaghan community! Both spacious bedrooms feature their own walk-in closets, and the primary bedroom includes a private ensuite – perfect for your own relaxing retreat. With 2.5 bathrooms, there’s plenty of space for everyone. You’ll love the upscale finishes throughout, including gleaming hardwood floors, granite countertops, and stainless steel appliances in a bright, functional kitchen. Step outside to a fully fenced backyard with easy-to-maintain landscaping – ideal for outdoor entertaining or quiet mornings. Plus, enjoy the convenience of a single attached garage for added storage and comfort year-round. Located in a walkable and well-connected neighborhood, you're just steps away from a major grocery store, and have quick access to Highway 2 and the airport – making commuting or travel a breeze! This home truly checks all the boxes – clean, cared for, and move-in ready!

Built in 2010

## **Essential Information**

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Price \$398,500



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2432 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W2

### Amenities

Amenities	On Street Parking, Deck, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman School
Middle	Monsignor Fee Otterson
High	Dr. Anne Anderson High Sch

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	10
Zoning	Zone 55

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