

## \$700,000 - 1051 Christie Vista, Edmonton

MLS® #E4452714

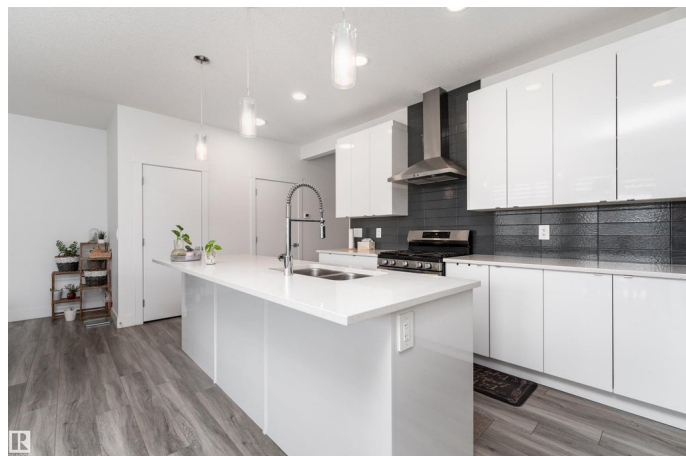
**\$700,000**

4 Bedroom, 3.00 Bathroom, 2,145 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this modern 2-storey home with a WALKOUT BASEMENT BACKING POND AND GREEN SPACE in the community of CAVANAGH!! The main floor with 9" CEILING is filled with natural light, thanks to large windows with CUSTOM BLINDS in the spacious living and dining areas. The dining room offers direct access to the balcony, perfect for relaxing or entertaining. The contemporary kitchen features sleek 42" WHITE CABINETRY, ample counter space, a central island, stainless steel appliances with a GAS RANGE and CHIMNEY STACK, QUARTZ COUNTERTOPS throughout and a WALK-IN PANTRY. A convenient BEDROOM AND a FULL BATHROOM completes the main level. Upstairs, the primary bedroom boasts expansive windows with a neighborhood view with a luxurious 5-piece ensuite and a walk-in closet, a cozy bonus room, upper-level laundry, two additional bedrooms and a 3-piece bathroom. Enjoy outdoor living in the FULLY LANDSCAPED YARD and convenience of DOUBLE ATTACHED GARAGE. Stylish, functional, and move-in ready—this home is a must-see!



Built in 2022

### Essential Information

MLS® #

E4452714

Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,145
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1051 Christie Vista
Area	Edmonton
Subdivision	Cavanagh
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4W8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Recreation Room/Centre, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Monsignor Fee Otterson
Middle	Johnny Bright School
High	Dr. Anne Anderson High

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	5
Zoning	Zone 55

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Listing information last updated on August 18th, 2025 at 4:17pm MDT