

## \$584,900 - 704 Conroy Court, Edmonton

MLS® #E4453989

**\$584,900**

3 Bedroom, 2.50 Bathroom, 2,122 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Beautifully maintained 2-storey in Cavanagh, now available with quick possession. Thoughtful design and spacious living areas feature a central kitchen with quartz counters, abundant cabinetry, and a walk-through pantry. The open layout connects kitchen, dining, and great room, where oversized windows fill the space with natural light—perfect for family gatherings and everyday living. Upstairs, a massive bonus room offers the ultimate hangout space. Three bedrooms include a bright primary suite with walk-in closet and ensuite, plus the convenience of upper-level laundry. Separate side entrance to the basement adds flexibility for future development. Located on the corner of a quiet cul-de-sac near the new planned K&#9 school, trails, and playgrounds, with easy access to Anthony Henday, QEII, and South Edmonton Common. Move-in ready and a pleasure to show!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453989  |
| Price      | \$584,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,122                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 704 Conroy Court |
| Area        | Edmonton         |
| Subdivision | Cavanagh         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 4H5          |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                 |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                          |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 79                |
| Zoning         | Zone 55           |

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Listing information last updated on November 8th, 2025 at 9:32am MST