

## \$699,900 - 25 1030 Connelly Way, Edmonton

MLS® #E4436616

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this luxurious WALK OUT BUNGALOW nestled in a gated community and backing onto serene Blackwood Creek ravine. Premium finishes throughout include Brazilian hardwood floors, granite countertops, custom blinds and large, bright windows filling the home with natural light. The gourmet kitchen boasts an island, corner pantry and flows into the open-concept living area designed with barrel ceilings and a cozy fireplace. Main floor also includes a laundry room and versatile den—perfect for a home office/bedroom. Retreat to the spacious primary suite, showcasing a spa-inspired bath with specialized soaking tub, huge walk in shower, massive closet PLUS access to upper deck. Walk-out bsmt with infloor heat has a bedroom, media room, 4 pce bath, large rec room with custom designed pool table and wet bar. Double garage offers ample parking and storage with easy care epoxy floors. With privacy, luxury, loads of extras AND a spectacular location, this home is a rare opportunity you won't want to miss!

Built in 2013

### Essential Information

MLS® # E4436616

Price \$699,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,335             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Hillside Bungalow |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 1030 Connelly Way |
| Area        | Edmonton             |
| Subdivision | Callaghan            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2G2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System |
| 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, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Gated Community, Level Land, Low Maintenance Landscape, No Through Road, Public Transportation, Schools |
| Roof              | Clay Tile  |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 55        |
| Condo Fee      | \$525          |

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Listing information last updated on May 21st, 2025 at 10:02am MDT