

\$499,996 - 2533 Cole Crescent, Edmonton

MLS® #E4459741

\$499,996

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

IF YOU LOVE PEACE & QUIET, YOU'LL LOVE THIS CRESCENT!!! DON'T MISS THIS ONE! This 2-storey AIR-CONDITIONED home sits on a regular lot and offers 1500 SQFT OF FUNCTIONAL LIVING SPACE with a bright and open design. The main floor features 9-foot ceilings, a MODERN KITCHEN with plenty of cabinetry, a spacious DINING AREA, and a welcoming LIVING ROOM perfect for family and friends. Upstairs you'll find a LARGE PRIMARY BEDROOM with WALK-IN CLOSET and ENSUITE, along with two additional bedrooms and a full bathroom. The BASEMENT is open and ready for your personal touch. Enjoy your hot summer BBQs in the private backyard with a BBQ gas line for summer fun and relaxation. DOUBLE ATTACHED GARAGE adds convenience. FANTASTIC LOCATION close to schools, shopping, parks, and quick access to major routes. MOVE-IN READY AND WAITING FOR YOU!

Built in 2011

Essential Information

MLS® #	E4459741
Price	\$499,996
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2533 Cole Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A3

Amenities

Amenities	Off Street Parking, Detectors Smoke, Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Direct Vent, Fresh Air
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	45
Zoning	Zone 55

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