

## \$430,000 - 2360 Casselman Crescent, Edmonton

MLS® #E4429426

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

2-storey 1/2 Duplex Great family home with partially finished basement 3 bedrooms 3 baths providing ample facilities for family members. Family Room a space for family gatherings and relaxation. The rec room a additional area for recreation, play, or hobbies. This home is located in a great area, close to schools, making it convenient for families. This home provides a balance of personal and communal spaces, essential for family living, alongside the advantage of being in a community-friendly environment.

Built in 2013

### Essential Information

MLS® #	E4429426
Price	\$430,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	2360 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W3

## Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 6th, 2025
Days on Market	27
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on May 3rd, 2025 at 3:32am MDT