

\$725,000 - 1096 Christie Vista Vista, Edmonton

MLS® #E4439763

\$725,000

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

2180 SQFT home in Cavanagh on a 4760 sqft Lot, built i. 2021, BACKING TO A RAVINE WITH A BEAUTIFUL GREEN VIEW . Close to amenities, schools, Hwy 2, Anthony Henday, mins from South Common Shopping center, Airport. Home comes with a SEPARATE ENTRANCE TO BASEMENT FOR A FUTURE RENTAL SUITE OR AIR BNB (since it's close to AIRPORT). Main floor has a Den with double french doors, Living and dining room with amazing amount of natural light, Kitchen with Quartz countertops & premium glossy white soft close cabinets to ceiling, walk-in-pantry. Double glass sliding patio doors to future deck, partially fenced. Upper floor has 3 bedrooms, 2 full baths, bonus room, ensuite with 2 sinks, bath tub & standing shower. Other upgrades include golden color fixtures & faucets, 2 tone cabinets, mosaic backsplash, railing throughout, LED lighting, swing open closet doors, Home comes with warranty that started in 2021. 5 year building envelope and 10 year struxtural warranty.

Built in 2021

Essential Information

MLS® # E4439763

Price \$725,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,182 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 1096 Christie Vista Vista |
| Area | Edmonton |
| Subdivision | Cavanagh |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4W9 |

Amenities

| | |
|----------------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, |

Landscaped, Playground Nearby, Private Setting, Public Transportation,
Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 18 |
| 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 June 18th, 2025 at 1:17pm MDT