

## \$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 | 20             |
| Zoning         | Zone 55        |

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Listing information last updated on June 20th, 2025 at 4:32am MDT