

## \$650,000 - 1051 Christie Vista, Edmonton

MLS® #E4452714

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,145 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Welcome to this modern 2-storey home with a WALKOUT BASEMENT BACKING POND AND GREEN SPACE in the community of CAVANAGH!! The main floor with 9" CEILING is filled with natural light, thanks to large windows with CUSTOM BLINDS in the spacious living and dining areas. The dining room offers direct access to the balcony, perfect for relaxing or entertaining. The contemporary kitchen features sleek 42" WHITE CABINETRY, ample counter space, a central island, stainless steel appliances with a GAS RANGE and CHIMNEY STACK, QUARTZ COUNTERTOPS throughout and a WALK-IN PANTRY. A convenient BEDROOM AND a FULL BATHROOM completes the main level. Upstairs, the primary bedroom boasts expansive windows with a neighborhood view with a luxurious 5-piece ensuite and a walk-in closet, a cozy bonus room, upper-level laundry, two additional bedrooms and a 3-piece bathroom. Enjoy outdoor living in the FULLY LANDSCAPED YARD and convenience of DOUBLE ATTACHED GARAGE. Stylish, functional, and move-in ready—this home is a must-see!



Built in 2022

### Essential Information

MLS® #

E4452714

|                |                        |
|----------------|------------------------|
| Price          | \$650,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,145                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1051 Christie Vista |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 4W8             |

### Amenities

|               |                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Recreation Room/Centre, Walkout Basement |
| Parking       | Double Garage Attached                                                                                                                                                |
| Is Waterfront | Yes                                                                                                                                                                   |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Monsignor Fee Otterson |
| Middle     | Johnny Bright School   |
| High       | Dr. Anne Anderson High |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 59                |
| Zoning         | Zone 55           |

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Listing information last updated on October 11th, 2025 at 1:47pm MDT