

## \$354,900 - N/A, Edmonton

MLS® #E4456369

### \$354,900

3 Bedroom, 2.50 Bathroom, 1,603 sqft  
Condo / Townhouse on 0.00 Acres

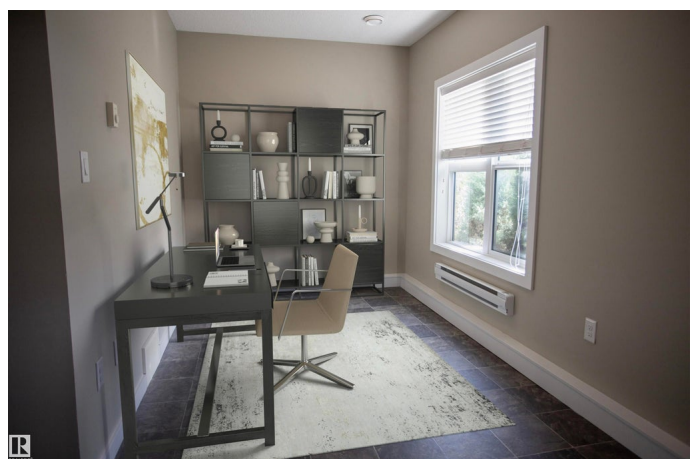
Callaghan, Edmonton, AB

Welcome to Atria in the Callaghan area, a fabulous air conditioned 3-bedroom, 2.5-bathroom 3-story end-unit condo. The entryway features an area perfect for an office or workout space, a spacious closet, and access to the double car garage. The entertaining level boasts numerous windows, high ceilings, and laminate floors throughout. The kitchen features quartz countertops, an island, dark cabinets, and a pantry. The dining and living room seamlessly flow together, providing ample space for entertaining and a guest bathroom completes the floor plan. The primary bedroom has two closets, multiple windows, and a 3-piece ensuite with a large shower. The third floor also includes two additional bedrooms, a 4-piece washroom, and a laundry room. Recent updates include painting throughout and new carpet. Enjoy easy access to the QE2, airport, shopping, and schools. Welcome home!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456369  |
| Price      | \$354,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,603             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Callaghan |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6W 2P5   |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Airport Nearby, Landscaped, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 33                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$285               |



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Listing information last updated on October 8th, 2025 at 8:02pm MDT