

## \$485,000 - 33 1910 Collip View, Edmonton

MLS® #E4466045

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,542 sqft

Condo / Townhouse on 0.00 Acres

Cavanagh, Edmonton, AB

Beautiful 3 bedroom, 2.5 bathrooms with double garage townhome in desirable SW Edmonton community of Cavanagh. Unit 33 is a quiet end unit and comes with 4 additional windows to make your new home bright and cheery. Other features include A/C, luxury vinyl plank flooring, quartz countertops, 9 foot ceilings on main floor, upgraded lighting and plumbing fixtures, and unfinished basement for future development or storage. There's an unobstructed bright and sunny south facing patio with a view of the Blackmud Creek Ravine and a walking path just steps away. The low condo fee of \$233/month contributes to a chore-free lifestyle that includes grass cutting, snow removal, lot lighting, insurance, professional management, plus a healthy balance sheet and reserve fund. Built in 2022, this unit has the remainder of the 10-year New Home Warranty.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4466045  |
| Price      | \$485,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,542             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 1910 Collip View |
| Area        | Edmonton            |
| Subdivision | Cavanagh            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5H4             |

### Amenities

|               |                                                       |
|---------------|-------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor |
| Parking       | Double Garage Attached                                |
| Is Waterfront | Yes                                                   |

### 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           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Creek, Flat Site, Hillside, Private Setting, River View |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 55             |
| Condo Fee      | \$233               |

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Listing information last updated on November 20th, 2025 at 4:47pm MST