

# \$548,000 - 1176 Christie Vista Sw, Edmonton

MLS® #E4460496

**\$548,000**

4 Bedroom, 4.00 Bathroom, 1,629 sqft  
Single Family

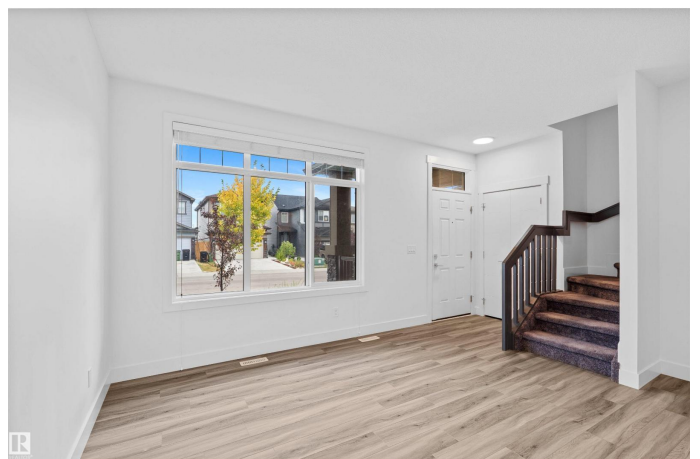
Cavanagh, Edmonton, Alberta

First-time home buyer & investor ALERT!  
Beautiful west-facing single-family home in one of Edmonton's fastest-growing neighbourhoods. Features 9' ceilings, open-concept layout, luxury vinyl plank flooring, and a modern kitchen with high-gloss cabinets and large quartz island. Upper floor includes 3 spacious bedrooms, including a primary suite with walk-in closet, 2 custom closets, and a 5-piece ensuite with soaker tub and stand-alone shower. LEGAL BASEMENT SUITE with private entrance, bedroom, and storage – perfect for rental income or extended family. Enjoy a large deck, fenced yard with dual side gates, and double detached garage. Triple-pane windows and high-efficiency furnace offer year-round comfort. Close to schools (incl. future K-9), shopping, transit, parks, and Anthony Henday. (id:6289)

Built in 2020

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4460496      |
| Price          | \$548,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,629         |
| Year Built     | 2020          |
| Type           | Single Family |



Sub-Type Freehold

## Community Information

Address 1176 Christie Vista Sw  
Subdivision Cavanagh  
City Edmonton  
Province Alberta  
Postal Code T6W4S5

## Amenities

Amenities Airport, Playground, Public Transit, Schools, Ceiling - 9ft  
Features Lane, No Animal Home, No Smoking Home  
Parking Detached Garage  
# of Garages 1

## Interior

Appliances Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings, Two stoves, Two Washers  
Heating Forced air  
# of Stories 2  
Has Basement Yes  
Basement Suite

## Listing Details

Listing Office Local Real Estate



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Listing information last updated on October 19th, 2025 at 9:01pm MDT