# \$465,000 - 2075 Brennan Crescent, Edmonton

MLS® #E4440556

### \$465,000

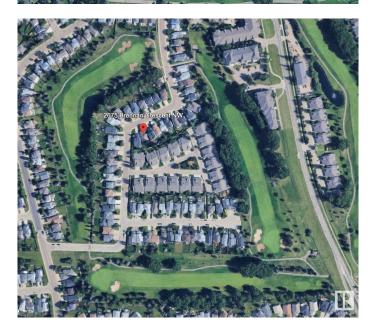
1 Bedroom, 3.00 Bathroom, 1,109 sqft Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

60-DAY LISTING ONLY!! \*\* GREAT **INVESTMENT OPPORTUNITY \*\* This** charming bi-level is on a quiet cul-da-sac, SURROUNDED BY GOLF COURSE in the relaxing community of Lewis Estates/Webber Greens. This home has an abundance of light with large windows throughout home, vaulted ceilings on the main floor & full windows in the bsmt. Primary bedroom has walk-in closet and 3 piece ensuite. You will find 2 other bedrooms and 4 piece bath to finish off the main floor. Basement has finished rec room w/ gas fireplace, 4 piece bath, and an additional 2 bedrooms framed in that would be easy to finish & increase the property value instantly! New shingles 4 years ago. Loads of green space & parks close to the property. A beautiful golf course and all the amenities a person needs with close access to the Henday. \*Photos are prior to being rented but property is in the same condition with minor wear and tear. The property is currently rented for \$2150/mth to an excellent tenant on a fixed lease to Aug 2026.







Built in 2002

## **Essential Information**

MLS® # E4440556 Price \$465,000

Bedrooms	1
Bathrooms	3.00
Full Baths	3
Square Footage	1,109
Acres	0.00
Year Built	2002
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## **Community Information**

Address	2075 Brennan Crescent
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S4

## Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home,
	Vaulted Ceiling
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane,

	No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

- Days on Market 45
- Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 10:17am MDT