

## \$459,700 - 715 Balfour Close, Edmonton

MLS® #E4444389

**\$459,700**

3 Bedroom, 2.50 Bathroom, 1,648 sqft

Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Welcome to this beautifully maintained 2-storey detached home in the family-friendly community of Breckenridge Greens! Tucked away in a quiet cul-de-sac, this property offers great curb appeal, a functional layout, and an attached double garage. The main floor features a bright and open living space, perfect for both relaxing and entertaining. The kitchen is spacious with ample cabinetry and flows seamlessly into the dining area, which overlooks the sunny backyard. Upstairs you'll find a generously sized primary bedroom with an ensuite, along with two additional bedrooms and a full bath. Located close to schools, parks, golf, walking trails, and shopping, with easy access to major roadways. A great opportunity to own a home in a desirable West Edmonton neighborhood!

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444389  |
| Price          | \$459,700 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,648     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1998                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 715 Balfour Close   |
| Area        | Edmonton            |
| Subdivision | Breckenridge Greens |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Glass Door                                                                      |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

Date Listed June 26th, 2025

Days on Market 67

Zoning Zone 58

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