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

MLS® #E4440556

### \$465,000

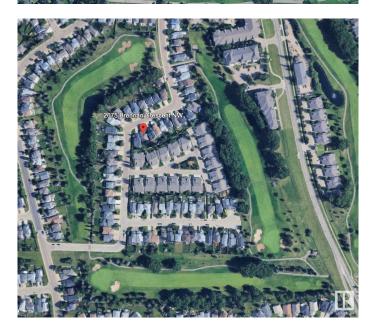
1 Bedroom, 3.00 Bathroom, 1,109 sqft Single Family on 0.00 Acres

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**

| e 4th, 2025 |
|-------------|
|             |

Days on Market 77

Zoning Zone 58

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Listing information last updated on August 20th, 2025 at 12:47am MDT