

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

MLS® #E4440556

**\$465,000**

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

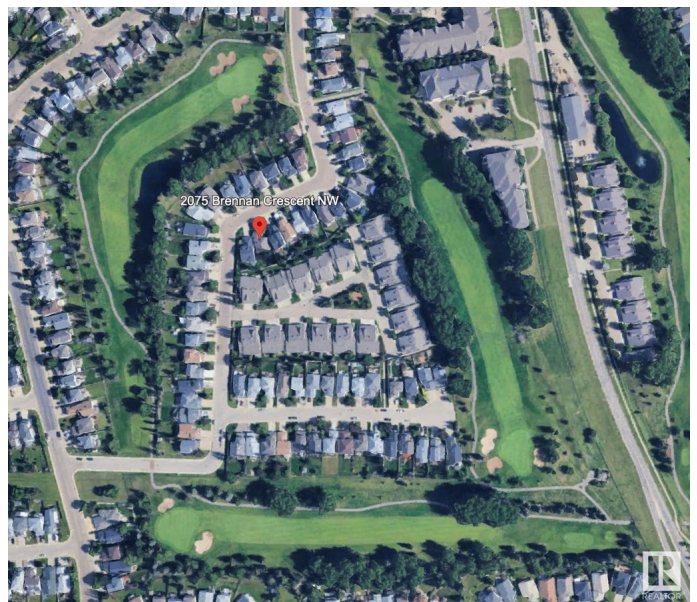
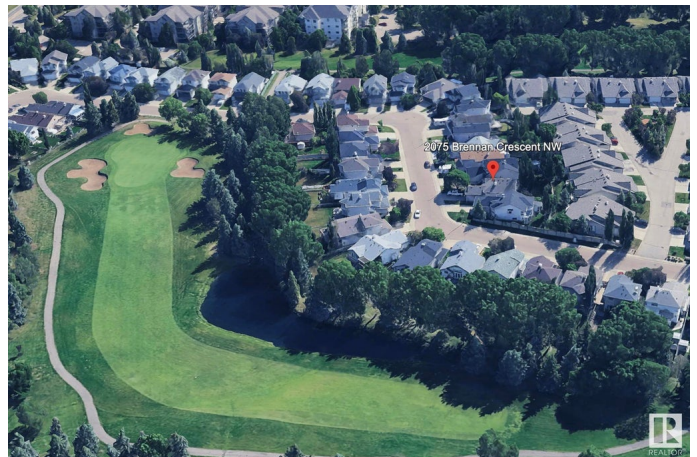
Breckenridge Greens, Edmonton, AB

**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                   |
| Type           | 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**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 70             |
| Zoning         | Zone 58        |

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Listing information last updated on August 13th, 2025 at 9:17am MDT