

## \$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	85
Zoning	Zone 58

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