# \$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.

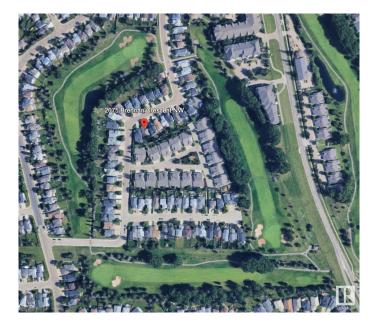
Built in 2002

#### **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 39

Zoning Zone 58

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Listing information last updated on July 13th, 2025 at 5:02am MDT