# **\$549,999 - 735 Balfour Close, Edmonton**

MLS® #E4464012

#### \$549,999

3 Bedroom, 2.50 Bathroom, 1,838 sqft Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Step into this 1,838 sq ft two-storey gem backing the 15th Green at Lewis Estates Golf Course in Breckenridge Greens, crafted by Golden West Builders. Sunlight pours through the many windows, filling the open living and dining rooms where a cozy fireplace sets the tone for gatherings. The kitchen is a true standoutâ€"white cabinetry, granite counters, a bar-style island, stainless steel appliances, and a pantry to keep things tidy. Upstairs, a spacious bonus room awaits, along with the primary suite featuring a walk-in closet and an upgraded spa-like ensuite. Two more bedrooms and a 3-piece bath complete the level. Outside, enjoy a huge fenced backyard with a new composite deck, perfect for summer evenings. Updates include a new roof (2020), deck (2023), granite counters, newer appliances, and a sump pump (2024). With a double attached garage, nearby schools, and plenty of charm, this home is move-in ready for its next chapter.

Built in 1998

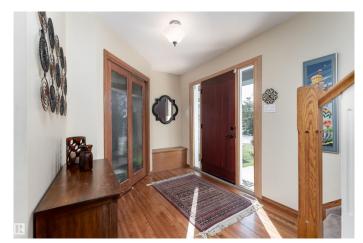
# **Essential Information**

MLS® # E4464012 Price \$549,999

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,838 Acres 0.00 Year Built 1998

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 735 Balfour Close

Area Edmonton

Subdivision Breckenridge Greens

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6H7

## **Amenities**

Amenities On Street Parking, Deck, No Smoking Home, Natural Gas BBQ Hookup

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments,

Vacuum Systems, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Stone Facing

Stories 2 Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

No Back Lane, No Through Road, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Asphalt, Brick, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary St. Justin

Middle H.E. Beriault

High Archbishop Oscar Romero

#### **Additional Information**

Date Listed October 30th, 2025

Days on Market 2

Zoning Zone 58

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