

## \$459,700 - 715 Balfour Close, Edmonton

MLS® #E4444389

**\$459,700**

3 Bedroom, 2.50 Bathroom, 1,648 sqft

Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Welcome to this beautifully maintained 2-storey detached home in the family-friendly community of Breckenridge Greens! Tucked away in a quiet cul-de-sac, this property offers great curb appeal, a functional layout, and an attached double garage. The main floor features a bright and open living space, perfect for both relaxing and entertaining. The kitchen is spacious with ample cabinetry and flows seamlessly into the dining area, which overlooks the sunny backyard. Upstairs you'll find a generously sized primary bedroom with an ensuite, along with two additional bedrooms and a full bath. Located close to schools, parks, golf, walking trails, and shopping, with easy access to major roadways. A great opportunity to own a home in a desirable West Edmonton neighborhood!

Built in 1998

### Essential Information

MLS® #	E4444389
Price	\$459,700
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.00



Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	715 Balfour Close
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H7

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 55

Zoning Zone 58

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Listing information last updated on August 20th, 2025 at 8:47pm MDT