

Courtesy Of Christopher R Gowing Of Exp Realty

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

MLS® #E4464012

**\$549,999**

3 Bedroom, 2.50 Bathroom, 1,838 sqft

Single Family on 0.00 Acres

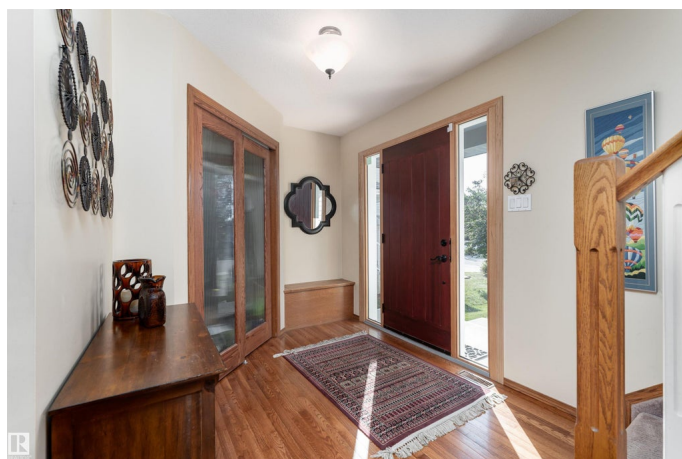
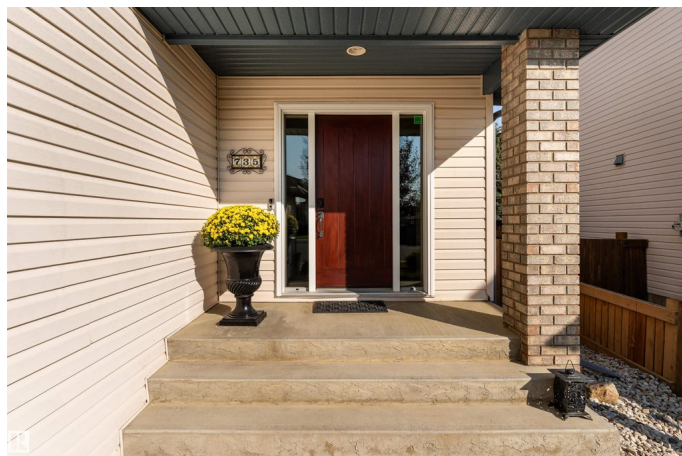
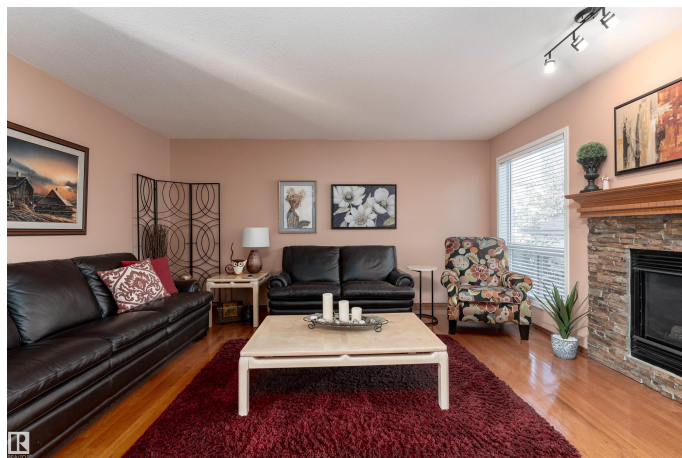
Breckenridge Greens, Edmonton, AB

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 standout—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 | 1                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 31st, 2025 at 11:02am MDT