

## \$467,500 - N/A, Edmonton

MLS® #E4452374

**\$467,500**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

This is not your average cookie-cutter home! BACKING onto the GOLF COURSE in sought-after LEWIS ESTATES, this unique 2-storey blends charm, character, and function. A vaulted ceiling sets the stage in the dining area, while sunlight pours into the living room, anchored by a cozy gas fireplace. The bright kitchen offers plenty of space for cooking and gathering, with access to a large back deck from the dining area, with sweeping green views. A spacious foyer, convenient laundry, and a half bath complete the main floor. Upstairs, you'll find 3 bedrooms, including the primary with his-and-hers closets. The fully finished basement is built for entertaining with a rec room, wet bar, and extra space for guests, hobbies, or a home office. With fresh paint, central A/C, a double attached garage, and an unbeatable location, this move-in ready home is close to shopping, schools, transit, and "of course" the golf course.

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452374  |
| Price     | \$467,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,464                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Breckenridge Greens |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6E2             |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Vaulted Ceiling, Wet Bar |
| Parking   | Double Garage Attached                                              |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

Date Listed August 11th, 2025

Days on Market 13

Zoning Zone 58

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