

\$469,900 - 712 Balfour Close, Edmonton

MLS® #E4463364

\$469,900

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

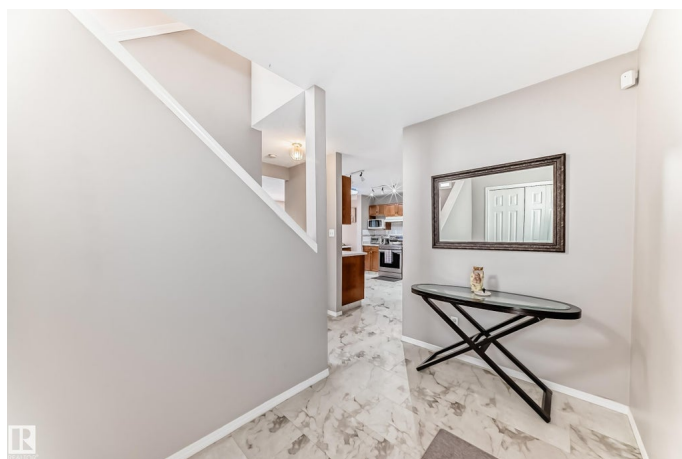
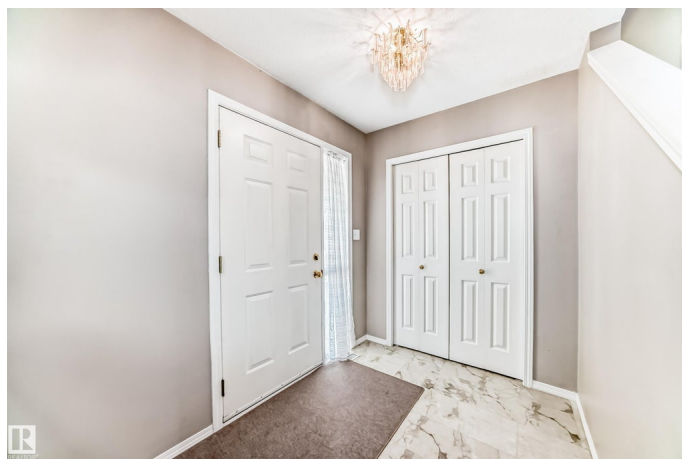
Discover this extremely well-maintained and beautifully designed family home in the highly desirable Breckenridge Greens neighbourhood of west-end Edmonton. From the moment you step inside, you'll be greeted by a bright, open-concept floor plan for modern living. The main floor features a spacious living room, bathed in natural light from large windows and centered around a cozy gas fireplace with a view of the backyard. Entertain with ease in the super-functional kitchen, complete with ample cabinet storage, a breakfast bar, and a generous dining area. A convenient powder room is located on this level for guests. Upstairs, you'll find three well-proportioned bedrooms, including a private ensuite bathroom and a main bathroom. The fully developed basement offers a vast, open recreation room, providing endless possibilities for a media center, playroom, or home gym, with a rough-in for a future bathroom. Private oasis-a huge backyard with a good-sized deck, ideal for summer barbecues and family gatherings.

Built in 1999

Essential Information

MLS® # E4463364

Price \$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	712 Balfour Close
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H7

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 3:17pm MDT