

## \$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

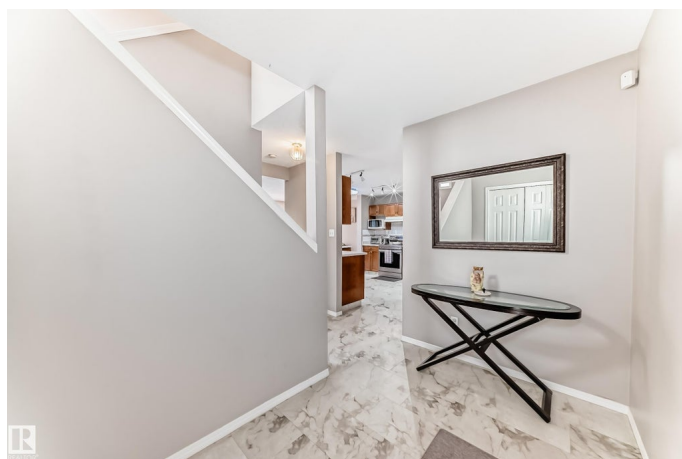
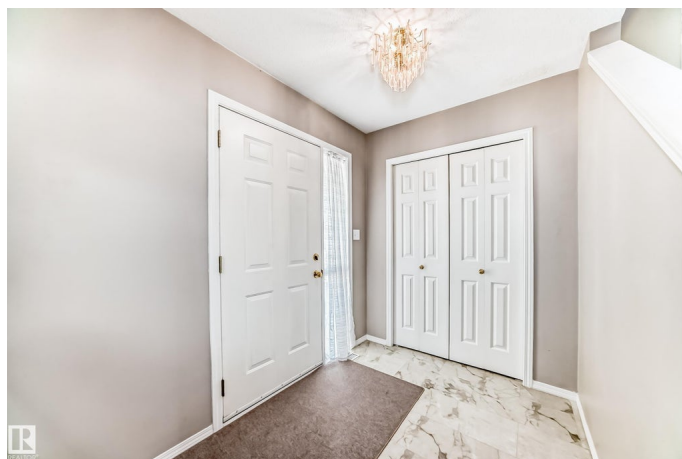
Discover this extremely well-maintained and beautifully designed family home in the highly desirable Breckenridge Greens neighbourhood of west-end Edmonton. From the moment you step inside, you'll be greeted by a bright, open-concept floor plan for modern living. The main floor features a spacious living 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 | 7                  |
| 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 30th, 2025 at 7:02pm MDT