

Courtesy Of Christopher R Gowing Of Exp Realty

\$574,900 - 735 Balfour Close, Edmonton

MLS® #E4459284

\$574,900

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® #	E4459284
Price	\$574,900
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	September 24th, 2025
Days on Market	11
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 5th, 2025 at 9:02pm MDT