

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

## \$458,000 - 431 Breckenridge Lane, Edmonton

MLS® #E4418161

**\$458,000**

4 Bedroom, 2.50 Bathroom, 1,358 sqft  
Single Family on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Nestled in the tranquil community of Breckenridge Greens, a fantastic family home awaits. The spacious entry with large closet welcomes you into the open main floor. Picture evenings spent with loved ones in the spacious kitchen and adjacent living and dining areas, sharing stories and laughter. Through the garden door is a sprawling deck and landscaped yard where outdoor adventures await. Upstairs, discover 3 generous bedrooms, including the primary with a 4-pc ensuite. Another 4-pc bath offers convenience for all. Venture downstairs to the fully finished basement, where a rec room, 4th bedroom, and plenty of storage offer endless possibilities. The insulated double-attached garage feat. a floor drain & H/C water. Recent upgrades within the last year offer a touch of contemporary sophistication incl. laminate flooring, plush carpet, modern pod lights, and window coverings. All within reach of Lewis Estates golf course and the Anthony Henday and Whitemud, this home marries serenity with convenience.

Built in 1994

### Essential Information

MLS® # E4418161

Price \$458,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	431 Breckenridge Lane
Area	Edmonton
Subdivision	Breckenridge Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E2

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	56
Zoning	Zone 58

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Listing information last updated on March 13th, 2025 at 7:32pm MDT