

## \$495,000 - 207 Bancroft Close, Edmonton

MLS® #E4448235

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

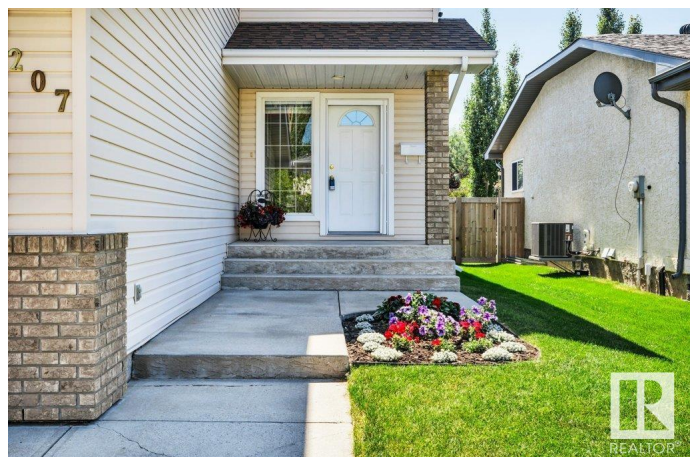
Breckenridge Greens, Edmonton, AB

Welcome to this beautifully maintained 1,835 sq ft 2-storey home nestled in a quiet cul-de-sac in desirable Breckenridge Greens. Featuring 3 spacious bedrooms plus a large bonus room, this bright and airy home offers an open-concept layout perfect for family living and entertaining. The functional kitchen and dining area flow seamlessly into the living room, filled with natural light. Step outside to a newer deck and enjoy the nicely landscaped, low-maintenance South-facing backyard, complete with a garden area to grow your own vegetables. The unfinished basement offers endless possibilities—develop to your needs or keep it as a spacious play area for the kids. Located just steps from Lewis Estates Golf and Country Club and close to schools, shopping, and all amenities. With quick access to Whitemud Drive and the Anthony Henday, commuting is a breeze. A perfect family home in a fantastic location!

Built in 1998

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448235  |
| Price      | \$495,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,836                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 Bancroft Close  |
| Area        | Edmonton            |
| Subdivision | Breckenridge Greens |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B5             |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                                    |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| 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 August 3rd, 2025 at 8:02am MDT