

## \$649,900 - 2731 Collins Crescent, Edmonton

MLS® #E4431486

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover an incredible opportunity in Cavanagh with this versatile property that blends comfort and smart investment potential. Featuring a fully legal 1-bedroom basement suite, it's ideal for generating rental income or offsetting your mortgage. Currently operating as a successful Airbnb, this home is ready to perform from day one. Situated in a quiet area with no neighbors behind, it boasts a fully fenced yard, completed landscaping, and a spacious deck—perfect for relaxing or entertaining. Inside, you'll find modern finishes and ample living space in a move-in ready home. As an added bonus, furniture can be included for an additional price (excluding the three televisions), making it easy to settle in or continue hosting. Close to schools, parks, and essential amenities, this property is ideal for families, investors, or first-time buyers. A true gem offering both lifestyle and lasting value in one of the city's most desirable communities.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431486  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,836                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2731 Collins Crescent |
| Area        | Edmonton              |
| Subdivision | Cavanagh              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3X4               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market       2  
Zoning                 Zone 55

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