

\$639,990 - 2731 Collins Crescent, Edmonton

MLS® #E4440981

\$639,990

4 Bedroom, 3.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Incredible opportunity in Cavanagh! This fully finished home features a legal 1-bedroom basement suite with a strong rental historyâ€”perfect for investors, first-time buyers, or house hackers. Both the main floor and suite are well maintained and ready for tenants, offering immediate income potential. Enjoy added privacy with no rear neighbors, a fully fenced and landscaped yard, and a spacious deck ideal for outdoor living. Inside, you'll find modern finishes and comfortable living spaces throughout. All furniture is included, making this a true turnkey investment. Live in one unit and rent the other, or lease bothâ€”flexibility and value from day one. Located in a quiet, desirable neighborhood close to schools, parks, and amenities. Whether you're looking to supplement your mortgage or expand your rental portfolio, this property delivers comfort, income, and long-term potential. Donâ€™t miss your chance to own this smart, income-generating home!

Built in 2020

Essential Information

MLS® # E4440981

Price \$639,990

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 Suite | Yes |
| 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 | June 6th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 55 |

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