

\$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 history—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 both—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. Don'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	10
Zoning	Zone 55

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 June 16th, 2025 at 1:32am MDT