

## \$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	10
Zoning	Zone 55

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Listing information last updated on June 16th, 2025 at 4:17pm MDT