

## \$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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