

## \$622,900 - 7853 Erasmus Wynd, Edmonton

MLS® #E4440537

**\$622,900**

4 Bedroom, 3.50 Bathroom, 2,063 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautiful 2063 sq/ft home with a Double Attached Garage, 4 Bedrooms, 4 Bathrooms, and Air Conditioning! The Main Floor hosts the Gorgeous Kitchen having Quartz Countertops that is open to the Dining and Living Room with a Gas Fireplace. The Pantry, 2 Piece Bathroom, and Mudroom with access to the garage Completes the Main Level. Upstairs is the Primary Bedroom with a Walk-In Closet and its own 5 Piece Bathroom. Accompanied by 2 more Bedrooms, 4 piece Bathroom, and a Bonus room to conclude the upper level. The Fully Finished Basement holds the 4th Bedroom, 3 piece Bathroom, and a Large Family Room with Epoxy Coated Floors throughout its entirety. The Fenced Back Yard is Beautifully Landscaped with a Deck and Patio. This Pet/Smoke Free, Pride of Ownership Home has to be Appreciated in Person!

Built in 2015

### Essential Information

MLS® #	E4440537
Price	\$622,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,063
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7853 Erasmus Wynd
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0S3

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	59
Zoning	Zone 57

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 August 3rd, 2025 at 1:02pm MDT