

## \$535,000 - 3404 Erlanger Bend, Edmonton

MLS® #E4442985

**\$535,000**

4 Bedroom, 3.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautifully updated and newly painted home in the desirable community of Edgemont!

Situated on a large corner lot, this property has 4 bedrooms, 3.5 baths, 2 kitchens, 2 living rooms, 2 laundry areas, and a separate entrance-perfect for extended family or future suite potential. Step inside to discover a bright, open-concept main floor with 9-foot ceilings and plenty of natural light. Cozy living room features a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and a centre island. Generous dining area easily accommodates a large table—and even has room for a second sitting area. Upstairs, the primary suite includes a walk-in closet and a spa-inspired ensuite with double sinks and a private water closet. 2 additional bdrms, a full bath, and convenient upper-floor laundry complete the level. Basement offers even more flexibility with a 4th bedroom, full bathroom, second kitchen, and living room. Double garage, great parking, located close to schools and all amenities.

Built in 2020

### Essential Information

MLS® # E4442985

Price \$535,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3404 Erlanger Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Front Porch, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Thornccliffe Good Shepherd
Middle	Parkview HE Beriault
High	Ross Sheppard

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	16
Zoning	Zone 57

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