

Courtesy Of Colin L Neufeld Of Exp Realty

## \$489,900 - 3402 Erlanger Bend, Edmonton

MLS® #E4448629

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this immaculately maintained 2-Story home in Edgemont. This stunner features 3 bedrooms, 2.5 baths, central AC & a double detached garage! Upon entry, you are welcomed by loads of natural light and an inviting open layout! The living area has an electric fireplace for cozy days indoors! The kitchen is bright, with upgraded slate appliances, quartz countertops and a massive island. Headed upstairs we have 2 good sized rooms, a full bath, and laundry room! In addition, a great sized primary bedroom that can fit a king bed, 5-piece ensuite with his/hers sinks, and a walk-in closet complete the floor! The basement is unfinished and ready for your personal vision to take shape! The backyard faces south, allowing for great sun-filled days in the backyard. It is fully fenced and beautifully landscaped, with a composite deck and natural gas line for BBQ hook-up! A double detached garage is perfect for parking or additional storage! Great location! Schools, parks, & amenities galore! Come check us out!

Built in 2020

### Essential Information

MLS® # E4448629

Price \$489,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3402 Erlanger Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J6

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	THORNCLIFFE SCHOOL
Middle	PARKVIEW SCHOOL
High	ROSS SHEPPARD SCHOOL

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	10
Zoning	Zone 57

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Listing information last updated on July 28th, 2025 at 3:32am MDT