

## \$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 | 19              |
| Zoning         | Zone 57         |

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Listing information last updated on July 7th, 2025 at 7:47am MDT