

Courtesy Of Holly Frost Of Exp Realty

# \$615,000 - 1758 Erker Way, Edmonton

MLS® #E4455816

**\$615,000**

4 Bedroom, 2.50 Bathroom, 1,609 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this spacious and versatile home offering comfort, functionality and income potential. The main floor boasts 3 bedrooms, 2.5 baths, plus a versatile den-perfect for a home office, playroom or quiet reading nook. An inviting open lay-out flows seamlessly into the dining area and kitchen, leading out to your deck, ideal for summer evenings and backyard gatherings. Downstairs, you will find a fully set up basement suite, giving you the opportunity to generate rental income. Outside, the double garage provides secure parking or extra storage. This home is truly move-in ready and has something for everyone-whether you are looking for family-friendly space, rental potential or both!

Built in 2023

## Essential Information

MLS® #	E4455816
Price	\$615,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2023



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1758 Erker Way
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Z6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

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

## Additional Information

Date Listed September 3rd, 2025

Days on Market 63

Zoning Zone 57

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