

Courtesy Of Deanne E Miketon Of 2% Realty Pro

\$560,000 - 3404 Erlanger Bend Bend, Edmonton

MLS® #E4432952

\$560,000

4 Bedroom, 3.50 Bathroom, 1,718 sqft
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This fully finished home features 4 bedrooms, 4 bathrooms, 2 kitchens, 2 living rooms, 2 laundry rooms, and a separate entrance. Located on a large corner lot in sought after Edgemont - close to schools, shopping, Costco, and Anthony Henday. Walking in, you'll notice the spacious open floor plan with 9 foot ceilings. The living room features an electric fireplace and tons of natural light. The kitchen is well equipped with plenty of cupboard space, quartz counters and a centre island. The dining area is spacious enough to accommodate a large table, or a standard table plus an additional living space. Upstairs you'll find the primary suite-complete with a walk in closet and full ensuite with double sinks and a separate water closet. There are 2 more bedrooms, another full bath and laundry upstairs. The basement is home to an in-law suite with 1 bedroom, 1 bathroom, a kitchen, living room and separate entrance. This home is a MUST SEE!

Built in 2020

Essential Information

MLS® #	E4432952
Price	\$560,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,718
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 Bend
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1J6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Garburator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

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

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	Zone 57

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