

## \$550,000 - 3404 Erlanger Bend Bend, Edmonton

MLS® #E4432952

**\$550,000**

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, youâ€™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 youâ€™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 â€œin-lawâ€• 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     | \$550,000 |
| 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 | 5                |
| Zoning         | Zone 57          |

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Listing information last updated on April 30th, 2025 at 7:02am MDT