

\$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 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 | \$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 5:17am MDT