

## \$489,900 - 3402 Erlanger Bend, Edmonton

MLS® #E4448629

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this immaculately maintained 2-Story home in Edgemont. This stunner features 3 bedrooms, 2.5 baths, central AC & a double detached garage! Upon entry, you are welcomed by loads of natural light and an inviting open layout! The living area has an electric fireplace for cozy days indoors! The kitchen is bright, with upgraded slate appliances, quartz countertops and a massive island. Headed upstairs we have 2 good sized rooms, a full bath, and laundry room! In addition, a great sized primary bedroom that can fit a king bed, 5-piece ensuite with his/hers sinks, and a walk-in closet complete the floor! The basement is unfinished and ready for your personal vision to take shape! The backyard faces south, allowing for great sun-filled days in the backyard. It is fully fenced and beautifully landscaped, with a composite deck and natural gas line for BBQ hook-up! A double detached garage is perfect for parking or additional storage! Great location! Schools, parks, & amenities galore! Come check us out!

Built in 2020

### Essential Information

MLS® # E4448629

Price \$489,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,615                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3402 Erlanger Bend  |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1J6             |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                            |
| Parking        | Double Garage Detached                                                                                       |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                                          |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | THORNCLIFFE SCHOOL   |
| Middle     | PARKVIEW SCHOOL      |
| High       | ROSS SHEPPARD SCHOOL |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 57         |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT