

\$535,000 - 3404 Erlanger Bend, Edmonton

MLS® #E4442985

\$535,000

4 Bedroom, 3.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Beautifully updated and newly painted home in the desirable community of Edgemont!

Situated on a large corner lot, this property has 4 bedrooms, 3.5 baths, 2 kitchens, 2 living rooms, 2 laundry areas, and a separate entrance-perfect for extended family or future suite potential. Step inside to discover a bright, open-concept main floor with 9-foot ceilings and plenty of natural light. Cozy living room features a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and a centre island. Generous dining area easily accommodates a large table—and even has room for a second sitting area. Upstairs, the primary suite includes a walk-in closet and a spa-inspired ensuite with double sinks and a private water closet. 2 additional bdrms, a full bath, and convenient upper-floor laundry complete the level. Basement offers even more flexibility with a 4th bedroom, full bathroom, second kitchen, and living room. Double garage, great parking, located close to schools and all amenities.

Built in 2020

Essential Information

MLS® # E4442985

Price \$535,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,730 |
| 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 |
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1J6 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Front Porch, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Thornccliffe Good Shepherd |
| Middle | Parkview HE Beriault |
| High | Ross Sheppard |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 34 |
| Zoning | Zone 57 |

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Listing information last updated on July 22nd, 2025 at 8:02pm MDT