# \$489,900 - 1407 Erker Crescent, Edmonton

MLS® #E4431595

### \$489.900

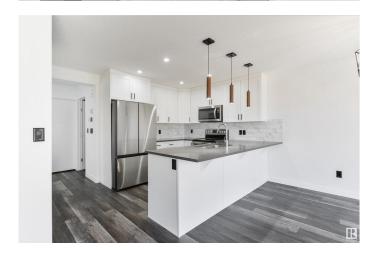
3 Bedroom, 2.50 Bathroom, 1,490 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

You have been searching for a home that is BETTER THAN NEW, and this EXCEPTIONAL, FORMER SHOWHOME with DOUBLE ATTACHED GARAGE & CENTRAL AC is the one! A SUPERIOR LOW MAINTENANCE EXTERIOR guides you inside. You will immediately notice the **BRIGHT ENTRANCE and CAREFULLY** CURATED, UPSCALE FINISHES. PLANK FLOORING leads to the WALK IN PANTRY, with easy access to the STUNNING CHEF'S KITCHEN. Indulge in culinary delights with the GALLERY INDUCTION RANGE, TIMELESS WHITE CABINETRY that MEETS THE CEILING, plus EXPANSIVE QUARTZ ISLAND with UNDERMOUNT SINK. The KITCHEN opens to the DINING that is ready for a holiday event or casual dinner. Live in comfort in the LUXURIOUS PRIMARY SUITE with 2 CUSTOM CLOSETS & 5 PC ENSUITE. The 2ND & 3RD BDRMS are NEXT TO THE MAIN BATH. Enjoy EXTRA CASH, **EVERY MONTH with the PAID IN FULL** SOLAR PANELS. A POTENTIAL SIDE ENTRANCE has access to the unspoiled and SPACIOUS BASEMENT, A SOLID DECK overlooks the FULLY FENCED, LANDSCAPED YARD! Easy access to everything, A FANTASTIC FIND!







#### **Essential Information**

MLS® # E4431595 Price \$489,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,490 Acres 0.00 Year Built 2019

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 1407 Erker Crescent

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1J4

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Smart/Program.

Thermostat, See Remarks, Solar Equipment

Parking Spaces 4

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks, Stove-Induction, TV Wall

Mount

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes Basement Full, Unfinished

# **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 13

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:32pm MDT