

## \$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

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 April 29th, 2025 at 10:17pm MDT